



KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
504 S. Main Street • County Boardroom • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

Monday, April 13, 2026 – 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 March 9, 2026, Meeting (Pages 3-18)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from March 2026 (Pages 19-27)

PETITIONS (Roll Call Votes):

1. **Petition 26 – 09 – Kendall County Planning, Building and Zoning Department (Pages 28-44)**

Request: Update the Kendall County Building Codes to the 2024 International Building Code, 2024 International Residential Code, 2023 National Electric Code, Illinois Plumbing Code, 2024 International Mechanical Code, 2024 International Fuel Gas Code, 2024 International Existing Building Code, Illinois Energy Conservation Code, Illinois Accessibility Code, 2018 International Swimming Pool and Spa Code, 2024 International Property Maintenance Code and Update the Department’s Building Permit Fee Schedule

Purpose: Petitioner Wants to Update Various Kendall County Building Codes and Building Related Fees

2. **Petition 26 – 10 – Kendall County Planning, Building and Zoning Department (Pages 45-52)**

Request: Amendment to the Department’s Fee Schedule Pertaining to Special Use Permit Application Fees

Purpose: Petitioner Wants To Update the Department Fee Schedule Pertaining to Application Fees for Commercial Wind Energy Facilities, Commercial Solar Energy Facilities, and Energy Storage Systems to Comply with Public Act 104-0458

3. **Petition 26 – 11 – Brad D. and Sarah K. Berns (Pages 53-68)**

Request: Exception to Section 30-165 (c) (10) (d) of the Kendall County Code Allowing a Maximum Grade for a Driveway at 12.5% Instead of 10%

PIN: 02-31-202-004

Location: South of 11453 River Road, Plano, in Bristol Township

Purpose: Petitioner Wants To Construct a Driveway with a Greater Grade Than Permitted; Property is Zoned R-3

NEW BUSINESS (Roll Call Votes):

1. Approval of Amendments to the Intergovernmental Agreement between the Village of Millbrook and the County of Kendall Dated August 20, 2024, by Adding the County’s Short-Term Rental Regulations to the List of Regulations Administered within the Village of Millbrook, Amending the County’s Address, and Amending the Adoption Procedures for Various Zoning Applications to Reflect the Abolishment of the Zoning and Platting Advisory Committee (Pages 69-82) ¹

2. Approval of Intergovernmental Agreements Between Kendall County and the Following Townships Regarding the Creation of a Stormwater Management Plan; the Applicable Township Shall Pay Kendall County \$3,000 (Pages 83-84)
 - a. Kendall County and Oswego Township (Pages 85-91)
 - b. Kendall County and Bristol Township (Pages 92-98)
 - c. Kendall County and Kendall Township (Pages 99-105)
 - d. Kendall County and Na-Au-Say Township (Pages 106-112)

3. Approval of an Amended Notice of Intent for New or Renewal of General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4's) (Pages 113-133)

OLD BUSINESS:

1. Special Use Enforcement Update (Page 134)

REVIEW PRE-VIOLATION AND VIOLATION REPORT (Page 135):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Approval of a Proclamation Declaring May Historic Preservation Month (VV) (Page 136)
2. Approval of a Recommendation Regarding a Memorandum of Agreement Related to an Historic Structure Survey of Unincorporated Oswego Township (Roll Call Vote) (Pages 137-177)

REVIEW PERMIT REPORT (Pages 178-184):

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION (Roll Call Vote):

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

NEW BUSINESS (VV):

1. Approval to Release the Executive Session Minutes of April 13, 2026

ADJOURNMENT (VV):

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

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Office Building
County Boardroom
504 S. Main Street, Yorkville, Illinois
6:30 p.m.

Meeting Minutes of March 9, 2026 – Unofficial until Approved

CALL TO ORDER

The meeting was called to order by Chairman Wormley at 6:32 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 Rolf, Part-Time Office Assistant, Debrae Chow, Emily Hoffman, and Amanda Albrecht

APPROVAL OF AGENDA

Member DeBolt made a motion, seconded by Member Rodriguez, to approve the agenda. 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 February 7, 2026, and February 9, 2026, meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT

None

Expenditure Report

Review of Expenditures from February 2026

The Committee reviewed the Expenditure Report.

Review of End of FY24-25 Expenditure Report

The Committee reviewed the Expenditure Report.

PETITIONS

Petitions 26-02 and 26-03 Debrae L. Chow on Behalf of Jade Restorations, Inc.

A summary of Mr. Asselmeier's memo was as follows:

On March 20, 2024, the County Board approved Ordinance 2024-09, which rezoned approximately two (2) acres of the southeast corner of the property to B-3 Highway Business District.

The Petitioner would like to construct one (1) approximately seven thousand, four hundred forty (7,440) square foot two (2) story building on the B-3 zoned portion of the property. The ground floor would be occupied by an automotive repair business; this type of use is a permitted use in the B-3 District. The top floor would be occupied by as residential two (2) bedroom apartment for a watchmen employed by the automotive repair business; the apartment would be approximately one thousand, three hundred eighty (1,380) square feet in size.

The Petitioner plans to obtain site plan approval for the automotive repair business as a separate Petition.

On February 18, 2020, the County Board approved Ordinance 2020-01, granting a special use permit for a kennel and veterinary at the northeast corner of Ridge Road and Bell Road, now addressed as 949 Bell Road, Minooka. On February 21, 2023, the County Board approved Ordinance 2023-05, amending the site plan, landscaping plan, and photometric plan for the special use at the subject property. On March 20, 2024, the County Board approved Ordinance 2024-08 which amended the site plan. That same day, the County Board also approved Ordinance 2024-09 which rezoned approximately two (2) acres of the southeast corner of the property to B-3 Highway Business District.

In order to accommodate for the new auto repair business on the B-3 zoned portion of the property, the Petitioner needed to amend the site plan for kennel and veterinary special use permit by removing twelve (12) parking spaces on the east side of the property. This deletion causes the number of parking spaces to drop from sixty-four (64) stalls to fifty-two (52) stalls. The number of handicapped parking spaces would not be reduced.

In addition, the Petitioner would like to move the sign from its current location to a new location further north on Ridge Road. The sign would remain four feet by eight feet (4'x8') in size and would be eight feet (8') in height.

No changes are proposed to any of the business related conditions imposed by the previously approved ordinances. No changes are proposed to the landscaping or photometrics for the property governed by the special use permit for the kennel and veterinary. Other than the reduction in parking spaces and relocation of the sign, no other changes are proposed to site layout for the area governed by the special use permit for the kennel and veterinary.

The application materials, plat of survey, site plan, landscaping plan, photometric plan, and renderings of the building were provided for Petition 26-02. The application

materials, site plan, plat of survey, Ordinance 2020-01, Ordinance 2023-05, and Ordinance 2024-08 were provided for Petition 26-03.

Following the recommendation of the Kendall County Regional Planning Commission, the Petitioner submitted an amended site plan, amended landscaping plan, and an amended photometric plan for Petition 26-02, which were provided.

The property is located at 949 Bell Road, Minooka.

The total property is approximately twenty (20) acres in size. The area zoned B-3 is approximately thirteen point five (13.5) acres and the area proposed for the special use permit and auto repair shop is slightly over two (2) acres in size. The original special use area for the kennel and veterinary was approximately eight point five (8.5) acres and the new proposed area is approximately six point four (6.4) acres.

The existing land use is vacant, kennel, and veterinary.

The property is split zoned A-1 with a special use permit for kennel and veterinary and B-3.

The County's Future Land Use Map calls for the property to be Commercial and Shorewood's Future Land Use Map calls for the property to be Community Commercial.

Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector.

Minooka has a trail planned along Ridge Road. Shorewood has a trail planned along Bell Road.

The adjacent land uses are Agricultural, Farmstead, Landscaping Business, Kennel, and Veterinary.

The adjacent properties are zoned A-1, A-1 SU, and B-3.

The County's Plan calls for this area to be Commercial.

Shorewood's Plan calls for this area to be Single-Unit Attached Residential, Single-Unit Residential Detached, and Multi-Family Residential.

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

There are approximately twelve (12) homes located within one half (1/2) mile of the subject property.

The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special uses to the west are for a landscaping business, veterinary, and kennel.

EcoCat submitted on September 30, 2025, and consultation was terminated.

The NRI Report from 2024 was provided and the LESA Score was 180 indicating a low level of protection. The Petitioner submitted an application for an updated NRI and the LESA Score remained at 180. The February 2026 NRI was provided.

Seward Township was emailed information on January 30, 2026. Prior to formal application submittal, the Seward Township Planning Commission met on January 21, 2026, and expressed no objection to the project. The Seward Township Planning Commission was concerned about lighting, landscaping, and not having the property look like a junk yard. An email outlining this position was provided. The Seward Township Board met on January 13, 2026, and met again on February 10, 2026. The Seward Township Board was also concerned about junk cars, shaded lights, and diesels running. The Seward Township Board approved the proposal. The emails outlining the Township's position were provided.

The Minooka Fire Protection District was emailed information on January 30, 2026. On February 17, 2026, the Minooka Fire Protection District submitted a letter requiring a life safety and building review, a sprinkler review, and a fire alarm review. These reviews would be conducted by a third party and paid for by the Petitioner. The Fire District also requested a vehicle turn analysis and Knox box at the front of the car repair building. This letter was provided. On February 24, 2026, the Petitioner's Engineer submitted a letter agreeing to the three (3) requested inspections. They also submitted an auto-turn analysis plan and agreed to provide the Fire District with the Knox box information. This letter was provided. Mr. Asselmeier read an email from the Minooka Fire Protection District saying their concerns had been addressed. The Minooka Fire Protection District also submitted a letter stating a Knox pad lock was needed for both entrance points into the parking lot for the kennel and veterinary. This letter was provided. On February 24, 2026, the Petitioner's Engineer submitted a letter stating that the gates will remain open. This letter was provided.

The Village of Shorewood was emailed information on January 30, 2026. The Village of Shorewood previously stated they would like to annex the property and had concerns regarding an auto repair business operating at the property. On February 25, 2026, the Village of Shorewood submitted an email stating they had no comments regarding this proposal. This email was provided.

Former ZPAC members were emailed information on January 30, 2026. On January 30, 2026, the Highway Department submitted an email noting that the title report was inaccurate due to the right-of-way dedication and the existing sign was located in the right-of-way. The sign issue will be resolved if the special use permit amendment is approved. This email was provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on February 25, 2026. Discussion occurred regarding why watchman's quarters were special uses in the B-3 Zoning District; this was because of the separation of the commercial and residential uses in the Zoning Ordinance. Patrons of the car repair business would likely be onsite for forty (40) minutes. Discussion occurred regarding inoperable vehicle regulations. Discussion occurred about placing the refuse enclosure on the concrete pad for the kennel and veterinary. Discussion occurred regarding squaring the northeast and southeast corners of the driving aisles east of the car repair building to allow a possible extension of the southern aisle to the eastern property line and for providing locations to drop plowed snow. Discussion also occurred regarding relocating the refuse enclosure at the car repair business to the northeast corner of the property to allow for easier pickup by trash truckers. The Petitioner was agreement to making these changes. Discussion occurred regarding the pipeline easements on the property. Discussion occurred regarding lights and the property and shielding the lights from adjoining properties. The Kendall County Regional Planning Commission recommended approval of the Petition with the conditions proposed by Staff and the amendment to the site plan, landscaping plan, and photometric plan by moving the refuse enclosure to the northeast side of the car repair property and squaring the southeast and northeast corners of the driving aisle east of the car repair building by a vote of eight (8) in favor and zero (0) in opposition; one (1) Member was absent. Member Hamman felt the operators were good. Member Bernacki felt the proposal was smart planning and great addition. Chairman Landovitz felt the proposal was thorough, that intergovernmental cooperation occurring in reviewing the application, and the proposal was compatible with existing and future land uses. The minutes of the meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on March 2, 2026. Other than the Petitioner and the Petitioner's Engineer, no members of the public testified at the public hearing. There would be no additional road cuts on Bell Road for the proposed uses and no additional businesses could be placed between the existing and proposed buildings and Bell Road. The vehicles would be repaired inside the building. The maximum weight of the vehicles, per the Kendall County Code was sixteen thousand pounds (16,000 lbs.). The repair shop may offer mobile repair services. The sign proposed for relocation would contain information for the kennel, veterinary and repair shop. The Board was satisfied that the landscaping plan and the existing kennel veterinary building would create an ample buffer between the repair shop and Bell and Ridge Roads. The Kendall County Zoning Board of Appeals recommended approval of the proposal by vote of seven (7) in favor and zero (0) in opposition. The minutes of the hearing were provided.

According to the information provided to the County, the automotive repair business would be open Mondays-Fridays from 7:00 a.m. until 8:00 p.m. and Saturdays from 7:00 a.m. until 5:00 p.m. The watchman would provide security for the building.

The proposed building would be seven thousand, four hundred forty (7,440) square feet and two (2) stories. The building's maximum height would be thirty feet, eight inches (30' 8") and would be a metal building with exposed fastened steel siding and liner panels.

The entrance to the watchman's quarters would be through one (1) of the doors on the north side of the building and through the auto repair business.

Renderings of the proposed building were provided.

Applicable building permits would be required.

The site would be served by well and septic. On February 4, 2026, the Health Department submitted an email requesting to discuss the proposal with the applicant because of concerns related to the septic system in relation to the mixed use of the proposed building and the soils in the area. This email was provided.

The amended site plan shows an approximately eight point five foot by eight point five foot (8.5' X 8.5') concrete pad for a transformer east of the south parking lot.

One (1) below grade firewater storage pit is shown on the amended site plan at the southeast corner of the building.

The Petitioner has applied for a stormwater management permit.

On February 16, 2026, WBK Engineering submitted a letter requesting a Notice of Intent prior to construction, a stormwater management report, and a complete set of civil engineering plans showing grading utilities, and soil erosion and sediment control measures. This letter was provided.

Due to squaring the corners of the parking lot, the total impervious area was increased to one hundred twenty-one thousand, three hundred ten (121,310) square feet from one hundred seventeen thousand, three hundred fifty-four (117,354) square feet between the amended and original site plans.

The property has two (2) points of access from Bell Road.

The parking lot consists of thirty (34) parking spaces, including two (2) handicapped accessible parking spaces.

If the watchman's quarters is ever converted to a non-residential use, parking would be evaluated further at the time of conversion.

The amended photometric plan shows seven (7) pole lights and six (6) wall lights. No lighting would leave the eastern, southern, or northern boundaries of the property.

Some lighting would spill onto the area to the west now occupied by the kennel and veterinary.

No information regarding signage related to the watchman's quarters was provided.

According to the amended landscaping plan, seventy-five (75) evergreens of various types, seven (7) trees of various types, one hundred three shrubs (103) shrubs of various types, eight (8) ornamental grasses, and 19 perennials of various types will be installed on the property. The number of evergreens was reduced by four (4) and the number of shrubs was increased by four (4) between the amended and original landscaping plans. The Petitioner believes all vegetation will be installed by Spring 2027.

No specific noise control information was provided related to the watchman's quarters.

The original site plan and the original landscaping plan showed one (1) twelve foot by twelve foot (12' X 12') dumpster enclosure area on the northwest side of the building. The amended site plan and the amended landscaping plan show the dumpster near the northeast corner of the site. The dumpster enclosure will be enclosed by a six foot (6') high board-on-board and vegetation on two (2) sides.

There are two (2) pipeline easements, one (1) eighty feet (80') in width and one (1) seventy-five feet (75') in width located on the subject property. These easements are located north of the proposed building.

If approved, this would be the third (3rd) active special use permit for a dwelling unit of a watchman on non A-1 zoned property in unincorporated Kendall County.

The Findings of Fact for the watchman's quarters special use permit 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, landscaping plan, and photometric plan and provided the owner of the property and tenant of the property follows the Kendall County's Inoperable Vehicle Regulations, Kendall County Junk and Debris Regulations, and related ordinances, the special use permit will not be detrimental to the public health, safety, morals, comfort, or general welfare.

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 that 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 proposed special use will be a low utility user. Adequate utilities can be provided for the site. Adequate access exists for the site. The Petitioner has applied for a stormwater management permit to address drainage

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.

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 is true. Allowing a dwelling unit for a watchman 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” through the encouragement “. . . of locally owned businesses.” Allowing a dwelling unit for a watchman at the property should help ensure that the building is maintained in a manner retains a quality tenant.

Staff recommended approval of the special use permit for the watchman’s quarters subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the site submitted plan, landscaping plan, photometric plan, and building renderings.
2. The owner of the property shall submit information to the Kendall County Planning, Building and Zoning Department annually confirming that the tenants of the apartment are employed as a watchman of a business operating on the subject property or are immediate family members of the watchman. Only one (1) watchman and the family of the one (1) watchman may reside on the second floor of the mixed use building shown identified on the site plan.
3. The vegetation shown on the landscaping plan shall be installed prior to June 1, 2027. The Kendall County Planning, Building and Zoning Department may grant extensions to this deadline. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
4. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box.
5. The property owner and residents of the watchman’s quarters acknowledge and

agree to follow Kendall County's Right to Farm Clause.

6. The property owner shall follow all applicable Federal, State, and Local laws related to renting the property to a watchman and the family of the watchman.
7. 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.
8. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
9. This special use permit shall be treated as a covenant running with the land and will be binding on successors, heirs, and assigns as to the same special use conducted on the property.

The draft ordinance was provided.

The Findings of Fact for the major amendment to the special use permit for the kennel and veterinary 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. The kennel and veterinary establishment are already in existence. The reduction of parking spaces and relocation of the sign should not negatively impact the public health, safety, morals, comfort, or general welfare of the area.

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. None of the lighting or landscaping installed at the site will be removed as part of this proposal. No evidence has been provided showing that use of the property as a kennel and veterinary establishment has negatively impacted property values or was injurious to neighboring 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. This is true. Adequate ingress and egress has been provided off of Bell Road and traffic circulation should not be negatively impacted by the removal of the parking spaces as outlined in the proposal. The relocation of the sign should also not impact traffic flow. The development of the site was in compliance with a County issued stormwater permit which included the proposed driveway extension.

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. The Petitioners are not proposing any changes related to the operation of the business allowed by the previously approved special use permit. Other than the removal of the twelve (12) parking spaces and relocation of the sign, no other changes are proposed to physical layout of the site.

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, commerce and industry that provides a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.” The Land Resource Management Plan calls for the subject property to be commercial.

Staff recommended approval of the requested amendments to the existing special use permit for a kennel and veterinary establishment subject to the following conditions and restrictions:

1. Condition 2.A of Ordinance 2020-01, Condition 2.A of Ordinance 2023-05, and Condition 2.A of Ordinance 2024-08 are hereby repealed in their entirety and are replaced with the following:

“The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit C. The landscaping plan and photometric plan attached to Ordinance 2023-05 shall remain valid except on those portions of the property not zoned A-1.”

2. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box/security gate.
3. The remaining conditions and restrictions contained in Ordinance 2020-01, Ordinance 2023-05, and Ordinance 2024-08 shall remain valid and effective.
4. 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.
5. If one or more of the above conditions or restrictions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
6. These major amendments to an existing special use permit shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special uses conducted on the property.

The draft ordinance was provided

Member Rodriguez made a motion, seconded by Member DeBolt, to recommend approval of Petitions 26-02 and 26-03 with the conditions proposed by Staff.

Member DeBolt wanted to clarify whether the Petitioner's request is to operate an automotive repair shop. Mr. Asselmeier answered that it was for an automotive repair shop.

Member DeBolt asked what items would be stored outside and whether those items would be visible to the public. Debrae L. Chow responded that the proposed use would be for a diesel automotive repair shop. The automotive shop would be mainly for maintenance. If a larger vehicle breaks down, the mechanic will go to the vehicle's location to perform repairs. Mr. Asselmeier noted the landscaping plan included screening, so most of the area will not be visible to the public. The new building will align with the existing building and mostly will not be visible from the road.

Member Koukol asked Emily Hoffman, Petitioner' Engineer, if the building was existing on the property. Ms. Hoffman stated the car repair building was not an existing building. Member Koukol asked how tall the building would be. Ms. Chow stated the car repair building would be about thirty to thirty-three feet (30') to (33') high.

Member Koukol asked if there will be semi-truck repair. Ms. Chow stated semi-truck repair is not allowed per the weight restriction of sixteen thousand pounds (16,000 lbs.). The mechanic will go to the vehicle's location to perform repairs on semi-trucks.

Member Koukol asked if she owned the property. Ms. Chow stated she owns the property.

Member Koukol asked if she currently has an automotive repair business. Ms. Chow responded that she was establishing the business for one (1) of her employees who has worked for her a long time.

Member Koukol noted there was a difference between working on semi-trucks and passenger vehicles. He asked if she had run the numbers. Ms. Chow stated that she has run the numbers and the business will work at that site, even if the mechanic goes to the vehicle's location to perform repairs on semi-trucks.

Member Rodriguez asked how many employees will work for the mechanic. Ms. Chow stated the employee will have one (1) technician and his mother will assist with bookkeeping.

Member Rodriguez asked if the mechanic will live at the watchman's quarters. Ms. Chow stated that he will live upstairs in the watchman's quarters.

Member DeBolt asked when Ms. Chow planned to open the business. Ms. Hoffman stated construction will start as soon as they receive the permit. The timeline will be at

least sixty to ninety (60) to (90) days for excavation, which will begin in August. The target date to open the business is in January of 2027.

Member Rodriguez asked if the mechanic will work on gas as well as diesel. Ms. Chow said he absolutely will work on both.

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 proposals go to the Kendall County Board on March 18, 2026, on the consent agenda.

Petition 26-05 Amanda R. Albrecht

Mr. Asselmeier summarized the request.

Two (2) five foot (5') public utility and drainage easement exists the common lot lines of Lots 30 and 31 in the Grove Estates Subdivision.

Amanda R. Albrecht would like to merge the two (2) lots and construct a new house over the easements.

The application materials and the plat of vacation, including signatures from the utilities were provided.

The addresses of the properties are 7296 and 7274 Roberts Court.

The lot size is approximately one point three (1.3) acres.

The properties are zoned RPD-2.

The current land uses for the properties are Single-Family Residential.

The future land uses for the properties are Rural Residential (0.65 DU/Acre Max).

Roberts Court is a Local Road maintained by Na-Au-Say Township.

There are no trails in the area and there are no floodplains or wetlands on the properties.

The adjacent land uses are Single-Family Residential.

The adjacent properties are zoned RPD-2.

The future land uses for the adjacent properties are Rural Residential (0.65 DU/Acre Max).

Properties within one half (1/2) of a mile are zoned A-1 and RPD-2.

Na-Au-Say Township was emailed information on February 23, 2026. No comments were received.

The Village of Oswego was emailed information on February 23, 2026. No comments were received.

The Oswego Fire Protection District was emailed information on February 23, 2026. No comments were received,

Petition information was sent to former ZPAC members on February 23, 2026. No comments were received.

On February 23, 2026, the Highway Department submitted an email saying they had no issues with this request. This email was provided.

On February 24, 2026, the Kendall County Health Department submitted an email saying they had no concerns. Correspondence occurred regarding the reduction of the number of lots in the subdivision. These emails were provided.

On February 25, 2026, WBK Engineering submitted an email saying they had no objections to the request. This email was provided.

On February 25, 2026, GIS submitted an email saying they had no concerns regarding the request. This email was provided.

The total area proposed for vacation is approximately five hundredths (0.05) of an acre.

The Petitioners provided a letter stating the homeowners' association was in favor the request. This letter was provided.

Staff recommended that the requested vacation be granted with the following conditions:

1. Lots 30 and 31 of Grove Estates Subdivision shall not be sold as individual lots upon the successful recording of the plat of vacation. Within ninety (90) days of the effective date of this ordinance, the Petitioner shall submit a parcel consolidation request to Kendall County.
2. This vacation shall become effective upon the successful recording of the plat of vacation in the timeframe outlined in Section 30-78 (h) of the Kendall County Code unless an extension is granted by the Kendall County Board.

The draft ordinance was provided.

Member Koukol noted that he supports vacating easements whenever feasible.

Member Koukol asked the Petitioner if she lives in the Grove Estates subdivision. Amanda Albrecht stated she does not live there presently.

Member Rodriguez made a motion, seconded by Member DeBolt, to recommend approval of the vacation 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 March 18, 2026, on the consent agenda

NEW BUSINESS:

None

OLD BUSINESS:

Special Use Enforcement Update

At the February meeting, the PBZ Department reported that we were working with property owners at Boulder Hill Market, Budd Road, Ament Road, and Collins Road to address certain special use permit issues. The Department is still investigating the issue at Boulder Hill Market. The owner of the property on Ament Road continues to work with the County to come into compliance. The violation notice was sent to the owner of the property on Budd Road on February 27th and a citation is pending on March 5th for the property on Collins Road.

The properties on the list of licensed daycare centers provided by the Circuit Clerk's Office have been added to the pre-violation report.

The Committee discussed the short-term rental on Corneils Road. Mr. Asselmeier said the recently approved ordinance related to short-term rentals give short-term rentals thirty (30) days from February 17, 2026, to comply with the ordinance and be placed on the registry.

REVIEW PRE-VIOLATION AND VIOLATION REPORT:

The Committee reviewed the report.

The Committee discussed the stormwater ordinance violation at 11850 Fox River Road.

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

Follow-Up on February 18, 2026, Historic Preservation Organization Meeting

None

Update on Historic Preservation Awards

None

REVIEW PERMIT REPORT:

The Committee reviewed the report.

REVIEW REVENUE REPORT:

The Committee reviewed the report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS:

None

EXECUTIVE SESSION

None

ADJOURNMENT:

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

Chairman Wormley adjourned the meeting at 7:01 p.m.

Minutes prepared by Wanda A. Rolf, Office Assistant

Encs.

Matt Asselmeier

From: Matt Feinberg <feinbergm@MinookaFire.com>
Sent: Friday, March 6, 2026 2:51 PM
To: Matt Asselmeier
Subject: RE: [External]RE: Kendall County Zoning Petitions 26-02 and 26-03

Matt:

At this time yes, has the county engineer reviewed the site plans for this project? If so can you forward any review letters or information from them. This property will still need multiple reviews done by the fire district in regards to Life Safety/Building, Fire Alarm, and Sprinkler. If you have any further questions please don't hesitate to reach out.

Matt Feinberg, Fire Inspector

Minooka Fire Protection District
7901 E. Minooka Road
P.O. Box 736
Minooka, IL 60447
(815) 467-5637 ext. 113
www.minookafire.com

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Monday, March 2, 2026 3:31 PM
To: Matt Feinberg <feinbergm@MinookaFire.com>
Subject: RE: [External]RE: Kendall County Zoning Petitions 26-02 and 26-03

Matt:

Was Emily Hoffman's response from last Tuesday satisfactory?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, IL 60560-5403
PH: 630-553-4139
Fax: 630-553-4179

Kendall County



Zoning-Econ 3-9-26

CLERK: WROLF BATCH: 6317

NEW INVOICES

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

PENDING UNPAID INVOICES

1928	00000	WBK ENGINEERING, 50900	031526	780.00	.00	.00	780.00	1099:N
CASH 000008	2026/04	INV 03/06/2026	SEP-CHK: Y	DISC: .00	180119	63150		
ACCT 1Y210	DEPT 19	DUE 03/06/2026	DESC:Blue sage		2518			
					-CONTSVC	-002	WBK	
CONDITIONS THAT PREVENT POSTING INVOICE 1928/71043								

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

1172	00000	ANNETTE M POWELL 26-0225	031526	376.85	.00	.00	376.85	1099:
CASH 000008	2026/04	INV 03/06/2026	SEP-CHK: Y	DISC: .00	11001902	62000		
ACCT 1Y210	DEPT 19	DUE 03/06/2026	DESC:Insp forms, Plumb Insp forms, Reg envelopes					
CONDITIONS THAT PREVENT POSTING INVOICE 1172/71046								

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

135	00000	BUILDING & ZONIN 2-26-26	031526	8.58	.00	.00	8.58	1099:
CASH 000008	2026/04	INV 03/06/2026	SEP-CHK: Y	DISC: .00	11001902	62000		
ACCT 1Y210	DEPT 19	DUE 03/06/2026	DESC:Pilot Pens-Ofc supls					
CONDITIONS THAT PREVENT POSTING INVOICE 135/71049								

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

3883	00000	ANTHONY MAYER 2-27-26	031526	1,260.00	.00	.00	1,260.00	1099:N
CASH 000008	2026/04	INV 03/06/2026	SEP-CHK: Y	DISC: .00	11001902	63610		
ACCT 1Y210	DEPT 19	DUE 03/06/2026	DESC:Qty-9 Mayer Plumbing Insp					
CONDITIONS THAT PREVENT POSTING INVOICE 3883/71052								

* Invoice must be approved or voided to post.
4 HICKORY LANE OSWEGO IL 60543

5471	00000	SUBURBAN BUILDDIN 1550	031526	300.00	.00	.00	300.00	1099:
CASH 000008	2026/04	INV 03/06/2026	SEP-CHK: Y	DISC: .00	11001902	62060		
ACCT 1Y210	DEPT 19	DUE 03/06/2026	DESC:Suburban Bldg Officials Conf					
CONDITIONS THAT PREVENT POSTING INVOICE 5471/71056								

*Brian G. Lerry
Printing*

Kendall County



Zoning-Econ 3-9-26

CLERK: WR01f BATCH: 6317

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.
 PO BOX 502 HINSDALE IL 60522

107	00000	AUTOMOTIVE SPECI 26674	031526	115.02	.00	.00	115.02	1099:
CASH 000008	2026/04	INV 03/06/2026	SEP-CHK: Y	DISC: .00			11001902 62170	
ACCT 1Y210	DEPT 19	DUE 03/06/2026	DESC:Automotive	-Lube Oil filter				
CONDITIONS THAT PREVENT POSTING INVOICE 107/71058								

107	00000	AUTOMOTIVE SPECI 26658	031526	143.64	.00	.00	143.64	1099:
CASH 000008	2026/04	INV 03/06/2026	SEP-CHK: Y	DISC: .00			11001902 62170	
ACCT 1Y210	DEPT 19	DUE 03/06/2026	DESC:Automotive-Lube Oil filter					
CONDITIONS THAT PREVENT POSTING INVOICE 107/71060								

1665	00000	SHAW MEDIA 022610101009	031526	114.70	.00	.00	114.70	1099:
CASH 000008	2026/04	INV 03/06/2026	SEP-CHK: Y	DISC: .00			11001902 62090	
ACCT 1Y210	DEPT 19	DUE 03/06/2026	DESC:Shaw Media-Noxious Weed					
CONDITIONS THAT PREVENT POSTING INVOICE 1665/71061								

859	00000	IACZO III ASSOC 3-6-26	031526	50.00	.00	.00	50.00	1099:
CASH 000008	2026/04	INV 03/06/2026	SEP-CHK: Y	DISC: .00			11001902 62030	
ACCT 1Y210	DEPT 19	DUE 03/06/2026	DESC:IACZO County Zoning Admin Membership-2026					
CONDITIONS THAT PREVENT POSTING INVOICE 859/71063								

1153	00000	KENDALL COUNTY H 3-2-26	031526	159.50	.00	.00	159.50	1099:
CASH 000008	2026/04	INV 03/06/2026	SEP-CHK: Y	DISC: .00			11001902 62170	
ACCT 1Y210	DEPT 19	DUE 03/06/2026	DESC:gas 71.17 gal of gas @\$2.44 per gal					
CONDITIONS THAT PREVENT POSTING INVOICE 1153/71065								

Kendall County



Zoning-Econ 3-9-26

CLERK: WR01f BATCH: 6317

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
6780 ROUTE 47 YORKVILLE IL 60560							
1886 00001 WAREHOUSE DIRECT 6103554-0				48.14	.00	.00	
CASH 000008 2026/04 INV 03/06/2026	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 03/06/2026	DESC:Office Supplies				11001902 62000		48.14 1099:
CONDITIONS THAT PREVENT POSTING INVOICE 1886/71066							
* Invoice must be approved or voided to post. PO BOX 772570 CHICAGO IL 60677-2570							
1165 00000 KENDALL COUNTY R 3-1-26				57.00	.00	.00	
CASH 000008 2026/04 INV 03/06/2026	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 03/06/2026	DESC:County Clerk & Recorder				11001902 63700		57.00 1099:
CONDITIONS THAT PREVENT POSTING INVOICE 1165/71067							
* Invoice must be approved or voided to post. RECORDERS OFFICE YORKVILLE IL 60560							
244 00000 SCOTT CHERRY 3-6-26				12.33	.00	.00	
CASH 000008 2026/04 INV 03/06/2026	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 03/06/2026	DESC:Mileage Reimbursement				11001902 51090		12.33 1099:
CONDITIONS THAT PREVENT POSTING INVOICE 244/71068							
* Invoice must be approved or voided to post. 6069 SCHLAPP ROAD OSWEGO IL 60543							
572 00000 CLIFF FOX 3-6-26				1.02	.00	.00	
CASH 000008 2026/04 INV 03/06/2026	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 03/06/2026	DESC:Mileage Reimbursement				11001902 51090		1.02 1099:
CONDITIONS THAT PREVENT POSTING INVOICE 572/71069							
* Invoice must be approved or voided to post. 447 NORWAY CIRCLE YORKVILLE IL 60560							
1235 00000 TOM LECUYER 3-6-26				9.14	.00	.00	
CASH 000008 2026/04 INV 03/06/2026	SEP-CHK: Y	DISC: .00					
ACCT 1Y210 DEPT 19 DUE 03/06/2026	DESC:Mileage Reimbursement				11001902 51090		9.14 1099:
CONDITIONS THAT PREVENT POSTING INVOICE 1235/71070							
* Invoice must be approved or voided to post. 303 E. MAIN ST. PLANO IL 60545							

Kendall County



Zoning-Econ 3-9-26

CLERK: WROLF BATCH: 6317

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WTRE
1364 00000 RANDY MOHR	3-6-26			031526	2.03	.00	
CASH 000008 2026/04 INV 03/06/2026	DEPT 19 DUE 03/06/2026	SEP-CHK: Y	DISC: .00		11001902 51090		2.03 1099:
ACCT 1Y210		DESC: Mileage Reimbursement					
CONDITIONS THAT PREVENT POSTING INVOICE							1364/71071
* Invoice must be approved or voided to post.							
408 JOHNSON ST YORKVILLE IL 60560							
1768 00000 DICK THOMPSON	3-6-26			031526	17.98	.00	
CASH 000008 2026/04 INV 03/06/2026	DEPT 19 DUE 03/06/2026	SEP-CHK: Y	DISC: .00		11001902 51090		17.98 1099:
ACCT 1Y210		DESC: Mileage Reimbursement					
CONDITIONS THAT PREVENT POSTING INVOICE							1768/71072
* Invoice must be approved or voided to post.							
14573 BIG GROVE RD. NEWARK IL 60541							
1918 00000 DICK WHITFIELD	3-6-26			031526	13.92	.00	
CASH 000008 2026/04 INV 03/06/2026	DEPT 19 DUE 03/06/2026	SEP-CHK: Y	DISC: .00		11001902 51090		13.92 1099:
ACCT 1Y210		DESC: Mileage Reimbursement					
CONDITIONS THAT PREVENT POSTING INVOICE							1918/71073
* Invoice must be approved or voided to post.							
9911 B FOX RIVER RD NEWARK IL 60540							
995 00000 INTERNATIONAL CO	1002232143			031526	803.25	.00	
CASH 000008 2026/04 INV 03/06/2026	DEPT 19 DUE 03/06/2026	SEP-CHK: Y	DISC: .00		11001902 62030		803.25 1099:
ACCT 1Y210		DESC: ICC Dues					
CONDITIONS THAT PREVENT POSTING INVOICE							995/71286
* Invoice must be approved or voided to post.							
25442 NETWORK PLACE CHICAGO IL 60673-1254							
4010 00000 JILLIAN PRODEHL	3-2-26			031526	15.82	.00	
CASH 000008 2026/04 INV 03/06/2026	DEPT 19 DUE 03/06/2026	SEP-CHK: Y	DISC: .00		11001902 51090		15.82 1099:
ACCT 1Y210		DESC: Mileage Reimbursement					
CONDITIONS THAT PREVENT POSTING INVOICE							4010/71292
* Invoice must be approved or voided to post.							
4450 VAN DYKE RD MINOOKA IL 60447							

*Interact, Inc
Code Council Rep*

Kendall County



Zoning-Econ 3-9-26

CLERK: WROJF BATCH: 6317

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
4010 00000 JILLIAN PRODEHL	3-2-2026			031526	16.24	.00	
CASH 000008 2026/04	INV 03/06/2026	SEP-CHK: Y	DISC: .00				
ACCT 1Y210 DEPT 19	DUE 03/06/2026	DESC:Wtleage Reimbursement			11001902 51090		16.24 1099:
CONDITIONS THAT PREVENT POSTING INVOICE 4010/71294							
* Invoice must be approved or voided to post.							
4450 VAN DYKE RD MINOOKA IL 60447							
1849 00001 VERIZON	6136540919			031526	118.08	.00	
CASH 000008 2026/04	INV 03/06/2026	SEP-CHK: Y	DISC: .00				
ACCT 1Y210 DEPT 19	DUE 03/06/2026	DESC:Wireless Phone Bill PBZ			11001902 62070		118.08 1099:
CONDITIONS THAT PREVENT POSTING INVOICE 1849/71330							
* Invoice must be approved or voided to post.							
PO BOX 16810 NEWARK NJ 07101-6810							
1849 00001 VERIZON	6136540919A			031526	39.36	.00	
CASH 000008 2026/04	INV 03/06/2026	SEP-CHK: Y	DISC: .00				
ACCT 1Y210 DEPT 19	DUE 03/06/2026	DESC:Wireless Phone Bill Econ Dev			131505 62070		39.36 1099:
CONDITIONS THAT PREVENT POSTING INVOICE 1849/71333							
* Invoice must be approved or voided to post.							
PO BOX 16810 NEWARK NJ 07101-6810							
23 PENDING UNPAID INVOICES				TOTAL	4,462.60		
0 INVOICE(S)				REPORT POST TOTAL	.00		
				REPORT TOTALS	.00		

Kendall County



Zoning-Econ 3-23-26

CLERK: WR01f BATCH: 6354

NEW INVOICES

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

PENDING UNPAID INVOICES

541	00000	FIRST NATIONAL B 3-13-26	033126	168.83	.00	.00	168.83	1099:
CASH 000008	2026/04	INV 03/13/2026	SEP-CHK: Y	DISC: .00	11001902	63800	168.83	1099:
ACCT 1Y210	DEPT 19	DUE 03/13/2026	DESC:FNBO Panera Rpc Annual Mtg					
CONDITIONS THAT PREVENT POSTING INVOICE 541/71435								
* Invoice must be approved or voided to post.								
541	00000	FIRST NATIONAL B 3-13-26A	033126	112.19	.00 <td>.00</td> <td>112.19</td> <td>1099:</td>	.00	112.19	1099:
CASH 000008	2026/04	INV 03/13/2026	SEP-CHK: Y	DISC: .00	11001902	63830	112.19	1099:
ACCT 1Y210	DEPT 19	DUE 03/13/2026	DESC:FNBO-Hpc Annual Mtg-Panera/Water					
CONDITIONS THAT PREVENT POSTING INVOICE 541/71436								
* Invoice must be approved or voided to post.								
541	00000	FIRST NATIONAL B 3-13-26B	033126	75.00	.00 <td>.00</td> <td>75.00</td> <td>1099:</td>	.00	75.00	1099:
CASH 000008	2026/04	INV 03/13/2026	SEP-CHK: Y	DISC: .00	11001902	62060	75.00	1099:
ACCT 1Y210	DEPT 19	DUE 03/13/2026	DESC:Amer Planning Assoc-ILL Chapter Trng					
CONDITIONS THAT PREVENT POSTING INVOICE 541/71437								
* Invoice must be approved or voided to post.								
4160	00001	WISS, JANNEY, EL 0637633	033126	8,000.00	.00 <td>.00</td> <td>8,000.00</td> <td>1099: HPC ELG</td>	.00	8,000.00	1099: HPC ELG
CASH 000008	2026/04	INV 03/13/2026	SEP-CHK: Y	DISC: .00	172019	63630	8,000.00	1099: HPC ELG
ACCT 1Y210	DEPT 19	DUE 03/13/2026	DESC:Mapping, field work, research, Seward Twp					
CONDITIONS THAT PREVENT POSTING INVOICE 4160/71496								
* Invoice must be approved or voided to post.								
1508	00000	ROBIN GREEN INC. 225221	033126	30.00	.00 <td>.00</td> <td>30.00</td> <td>1099:</td>	.00	30.00	1099:
CASH 000008	2026/04	INV 03/13/2026	SEP-CHK: Y	DISC: .00	11001902	62170	30.00	1099:
ACCT 1Y210	DEPT 19	DUE 03/13/2026	DESC:Truck Washes Feb 26					
CONDITIONS THAT PREVENT POSTING INVOICE 1508/71500								
* Invoice must be approved or voided to post.								

Line Item

Kendall County



Zoning-Econ 3-23-26

CLERK: WR01f BATCH: 6354

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1886 00001 WAREHOUSE DIRECT	6115989-0			033126	110.22	.00	.00
CASH 000008	2026/04 INV 03/13/2026	SEP-CHK: Y	DISC: .00		11001902 62000		110.22 1099:
ACCT 1Y210	DEPT 19 DUE 03/13/2026	DESC:Office Supplies					
CONDITIONS	THAT PREVENT POSTING INVOICE		1886/71501				
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 63633				033126	1,430.00	.00	.00
CASH 000008	2026/04 INV 03/13/2026	SEP-CHK: Y	DISC: .00		11001902 63630		1,430.00 1099:N
ACCT 1Y210	DEPT 19 DUE 03/13/2026	DESC:Kendall County Review Serv					
CONDITIONS	THAT PREVENT POSTING INVOICE		1928/71528				
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 63684				033126	272.24	.00	.00
CASH 000008	2026/04 INV 03/13/2026	SEP-CHK: Y	DISC: .00		180119 63150		272.24 1099:N
ACCT 1Y210	DEPT 19 DUE 03/13/2026	DESC:7789 Route 47			24-07		
CONDITIONS	THAT PREVENT POSTING INVOICE		1928/71531				
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 63686				033126	272.24	.00	.00
CASH 000008	2026/04 INV 03/13/2026	SEP-CHK: Y	DISC: .00		180119 63150		272.24 1099:N
ACCT 1Y210	DEPT 19 DUE 03/13/2026	DESC:14719 O'Brien Rd Seward			24-09		
CONDITIONS	THAT PREVENT POSTING INVOICE		1928/71542				
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 63689				033126	272.24	.00	.00
CASH 000008	2026/04 INV 03/13/2026	SEP-CHK: Y	DISC: .00		180119 63150		272.24 1099:N
ACCT 1Y210	DEPT 19 DUE 03/13/2026	DESC:Flotto Roofing			24-24		
CONDITIONS	THAT PREVENT POSTING INVOICE		1928/71545				
* Invoice must be approved or voided to post.							

Kendall County



Zoning-Econ 3-23-26

CLERK: WRO1F BATCH: 6354

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1928 00000 WBK ENGINEERING, 63691				033126	260.00	.00	.00
CASH 000008 2026/04 INV 03/13/2026 SEP-CHK: Y				DISC: .00	180119 63150		260.00 1099:N
ACCT 1Y210 DEPT 19 DUE 03/13/2026 DESC:1000 Ament Rd-solar Farm					24-30	-CONTSVC	-002 WBK -
CONDITIONS THAT PREVENT POSTING INVOICE							1928/71550
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 63693				033126	507.50	.00	.00
CASH 000008 2026/04 INV 03/13/2026 SEP-CHK: Y				DISC: .00	180119 63150		507.50 1099:N
ACCT 1Y210 DEPT 19 DUE 03/13/2026 DESC:ANR SP25-03					25-03	-CONTSVC	-002 WBK -
CONDITIONS THAT PREVENT POSTING INVOICE							1928/71552
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 63700				033126	520.00	.00	.00
CASH 000008 2026/04 INV 03/13/2026 SEP-CHK: Y				DISC: .00	180119 63150		520.00 1099:N
ACCT 1Y210 DEPT 19 DUE 03/13/2026 DESC:Schoolhouse Rd solar					2522	-CONTSVC	-002 WBK -
CONDITIONS THAT PREVENT POSTING INVOICE							1928/71553
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 63703				033126	650.00	.00	.00
CASH 000008 2026/04 INV 03/13/2026 SEP-CHK: Y				DISC: .00	180119 63150		650.00 1099:N
ACCT 1Y210 DEPT 19 DUE 03/13/2026 DESC:26-02 & 26-03					2602	-CONTSVC	-002 WBK -
CONDITIONS THAT PREVENT POSTING INVOICE							1928/71555
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 63704				033126	1,420.00	.00	.00
CASH 000008 2026/04 INV 03/13/2026 SEP-CHK: Y				DISC: .00	180119 63150		1,420.00 1099:N
ACCT 1Y210 DEPT 19 DUE 03/13/2026 DESC:kenda11 TSS 167 Plans sub					2601	-CONTSVC	-002 WBK -
CONDITIONS THAT PREVENT POSTING INVOICE							1928/71557
* Invoice must be approved or voided to post.							

Kendall County



Zoning-Econ 3-23-26

CLERK: WR01F BATCH: 6354

NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1928 00000 WBK ENGINEERING, 63705				033126			
CASH 000008 2026/04 INV 03/13/2026	SEP-CHK: Y		DISC: .00	405.00	.00		
ACCT 1Y210 DEPT 19 DUE 03/13/2026	DESC:Clowerfield 26-06				180119 63150		405.00 1099:N
CONDITIONS THAT PREVENT POSTING INVOICE	1928/71558				2607		-CONTSVC -002 WBK
* Invoice must be approved or voided to post.							
1928 00000 WBK ENGINEERING, 63706				033126			
CASH 000008 2026/04 INV 03/13/2026	SEP-CHK: Y		DISC: .00	405.00	.00		
ACCT 1Y210 DEPT 19 DUE 03/13/2026	DESC:26-07 Griswold Springs				180119 63150		405.00 1099:N
CONDITIONS THAT PREVENT POSTING INVOICE	1928/71559				2607		-CONTSVC -002 WBK
* Invoice must be approved or voided to post.							
17 PENDING UNPAID INVOICES			TOTAL	14,910.46			
0 INVOICE(S)			REPORT POST TOTAL	.00			
			REPORT TOTALS	.00			



Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning
Meeting Date: 4/13/2026
Subject: Approval of Petition 26-09 Amending the County’s Building Codes and Building Permit Fee Schedule
Prepared by: Matthew H. Asselmeier, AICP, CFM and Brian Holdiman, Code Official
Department: Planning, Building and Zoning

Action Requested:

Approval of Petition 26-09, a Request from the Kendall County Planning, Building and Zoning Department to Update the Kendall County Building Codes to the 2024 International Building Code, 2024 International Residential Code, 2023 National Electric Code, Illinois Plumbing Code, 2024 International Mechanical Code, 2024 International Fuel Gas Code, 2024 International Existing Building Code, Illinois Energy Conservation Code, Illinois Accessibility Code, 2018 International Swimming Pool and Spa Code, 2024 International Property Maintenance Code and Update the Department’s Building Permit Fee Schedule

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

The County last updated the version of the various building codes in 2019.

This proposal updates most of the various codes to their 2024 versions, adds a property maintenance code, and increases the fees for various building permits.

Kendall County has not increased building permit fees since June 1, 2014. Staff proposes a twenty-five percent (25%) increase to most categories of permits. Two main exceptions would include new single-family homes increasing from One Thousand, Eight Hundred Dollars (\$1800) to Three Thousand Dollars (\$3000) and new cellular communication towers increasing from One Thousand (\$1000) to Five Thousand Dollars (\$5000).

The number of inspections required for a new home have increased and the complexity of inspections has also increased. Staff time has increased to perform inspections and plan reviews creating additional workload and staff at a cost to the County.

Staff Recommendation:

Approval

Attachments:

Proposed Ordinance

ORDINANCE NUMBER 2026-_____

**AMENDMENTS PERTAINING TO BUILDING REGULATIONS
AND BUILDING PERMIT FEES**

WHEREAS, in order to ensure public safety, health and welfare insofar as they are affected by building construction, through structural strength, adequate means of egress facilities, sanitary equipment, light and ventilation, and fire safety;

WHEREAS, in order to secure safety to life and property from all hazards incidental to the design, erection, repair, removal, demolition or occupancy of buildings, structures and premises; and

WHEREAS, on December 17, 2019, the Kendall County Board adopted Ordinance 2019-39 which established Building Codes in Article II of Chapter 8 of the Kendall County Code; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the proposed amendments and has forwarded to the Kendall County Board a recommendation **approval/denial/neutral** of the requested amendments; and

WHEREAS, the Kendall County Board has considered the recommendations of the Planning, Building and Zoning Committee and has determined that said petition is in conformance with the provisions and intent of the Kendall County Code; 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 8-19 of the Kendall County Code is hereby amended to read as follows:

“Sec. 8-19. – Adoption.

The County adopts, as the building code of the County, the following documents with certain insertions, deletions, amendments and changes. Should a conflict arise between codes, then the most stringent requirement shall apply.

- (1) 2024 2018 International Building Code.
- (2) 2024 2018 International Residential Code (including appendix BA, BB, and BE A, B, C, E, F, G, H, J, O, Q).
- (3) 2023 2017 National Electrical Code NFPA 70.
- (4) Illinois Plumbing Code as adopted by the State of Illinois.
- (5) 2024 2018 International Mechanical Code.
- (6) 2024 2018 International Fuel Gas Code.
- (7) 2024 2018 International Existing Building Code.
- (8) Illinois Energy Conservation Code as adopted by the State of Illinois.
- (9) Illinois Accessibility Code as adopted by the State of Illinois.
- (10) 2018 International Swimming Pool and Spa Code.

(11) 2024 International Property Maintenance Code.”

III. Amended Text: The present language contained in Section 8-24 (2) of the Kendall County Code is hereby amended to read as follows:

“(2) *Sec. 101.4.3.* "Plumbing" delete International Plumbing Code and insert State of Illinois Plumbing Code current addition-as most recently published.”

IV. Amended Text: The present language contained in Section 8-24 (3) of the Kendall County Code is hereby amended to read as follows:

“(3) Reserved *Sec. 101.4.4.* "Property Maintenance" delete this section in its entirety.”

V. Amended Text: The present language contained in Section 8-24 (7) of the Kendall County Code is hereby amended to read as follows:

“(7) *Sec. 113.* "Means Board of Appeals" shall be replaced in its entirety with the following:

An appeal may be taken to the County Planning, Building and Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in the Officer's interpretation of the County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building and Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building and Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal and shall cause written notice thereof to be mailed to the appealing party, or attorney and to the Code Official. The County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this chapter, as needed that would include two (2) qualified individuals based upon experience and training on matters pertaining to building construction and one (1) member of the PBZ Committee.

The County Planning, Building and Zoning Committee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this chapter.

The concurring vote of the majority of the Planning, Building and Zoning Committee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building and Zoning Committee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Planning, Building and Zoning Committee hereunder shall be reduced to writing, filed with the Clerk of the County Board, and a copy thereof mailed to the appealing party and to the Code Official.”

- VI. Amended Text: The present language contained in Section 8-24 (9) of the Kendall County Code is hereby amended to read as follows:

“(9) ~~Sec. 115.43. "Failure to Comply-Unlawful Continuance"~~ shall be replaced in its entirety with the following:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than fifty dollars (\$50.00) or more than one thousand dollars (\$1,000.00).”

- VII. Amended Text: The present language contained in Section 8-24 (10) of the Kendall County Code is hereby amended to read as follows:

“(10) ~~General Amendments Chapter 35. Referenced Standards.~~

a. Change International Plumbing Code to Illinois Plumbing Code.

b. Change International Electric Code to 2023 2017 National Electrical Code.

c. ~~Delete International Property Maintenance Code.~~

~~c d.~~ Change Delete International Private Sewage Code to Illinois Private Sewage Code.

d e. Change International Energy Conservation Code to Illinois Energy Conservation Code For all accessibility issues, refer to Illinois Accessibility Code.”

- VIII. Amended Text: The present language contained in Section 8-25 (4) of the Kendall County Code is hereby amended to read as follows:

“(4) ~~Sec. R112. "Means Board~~ of Appeals" amend to read as follows:

An appeal may be taken to the County Planning, Building and Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in the Officer's interpretation of the County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building and Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building and Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or attorney and to the Code Official. The County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board by this chapter, as needed, that would include two (2) qualified individuals based upon experience and training on matters pertaining to building construction and one (1) member of Planning, Building and Zoning Committee.

The County Planning, Building and Zoning Committee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this chapter.

The concurring vote of the majority of the Planning, Building and Zoning Committee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building and Zoning Committee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Planning, Building and Zoning Committee hereunder shall be reduced to writing, filed with the Clerk of the County Board, and a copy thereof mailed to the appealing party and to the building officer.”

- IX. Amended Text: The present language contained in Section 8-25 (6) of the Kendall County Code is hereby amended to read as follows:

“(6) *Sec. R114.42*. ~~“Failure to Comply Unlawful Continuance”~~ amend to read as follows:

Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than fifty dollars (\$50.00) or more than one thousand dollars (\$1,000.00).”

- X. Amended Text: The present language contained in Section 8-25 (7) of the Kendall County Code is hereby amended to read as follows:

“(7) *Table R301.2(4)*. *Climatic and Geographic Design Criteria shall be completed with the following insertions:*

Ground snow load: 25 lbs./sq. ft.

Wind design (speed): 90 mph

Wind design (topographic effects): No

Seismic design category: B

Subject to damage from (weathering): Severe

Subject to damage from (frost line depth): 42" below grade

Subject to damage from (termite): Moderate to heavy

Winter design temperature: 5 degrees Fahrenheit

Ice barrier underlayment required: Yes

Flood hazards: Refer to local designations

Air Freezing Index 2000 Mean Annual Temperature 50”

XI. Amended Text: The present language contained in Section 8-25 (8) of the Kendall County Code is hereby amended to read as follows:

“(8) ~~Sec. R309 313.~~ "Automatic Fire Sprinkler Systems" delete in its entirety.”

XII. Amended Text: The present language contained in Section 8-25 (9) of the Kendall County Code is hereby amended to read as follows:

“(9) General Amendments

- a. Change IPC to Illinois Plumbing Code
- b. Change IEC to 2023 NEC
- c. Change IPSC to Illinois Private Sewage Code
- d. Change IECC to Illinois Energy Conservation Code
For all accessibility issues, refer to Illinois Accessibility Code.”

XIII. Amended Text: The present language contained in Section 8-28 (10) of the Kendall County Code is hereby amended to read as follows:

“(10) ~~Replace Chapters 25 through 34 Plumbing with Illinois Plumbing Code.”~~

XIV. Amended Text: The present language contained in Section 8-28 (2) of the Kendall County Code is hereby amended to read as follows:

“(2) ~~Sec. 1056.4.3.~~ "Expiration" replace with the following:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within one hundred eighty (180) days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. The County Planning, Building and Zoning Committee is authorized to grant in writing an extension or extensions to permits which have been open for a period exceeding two (2) years. The extension shall be requested in writing and justifiable cause demonstrated.”

XV. Amended Text: The present language contained in Section 8-28 (3) of the Kendall County Code is hereby amended to read as follows:

“(3) ~~Sec. 108 106.5.~~ "Fees" delete.”

XVI. Amended Text: The present language contained in Section 8-28 (4) of the Kendall County Code is hereby amended to read as follows:

“(4) ~~Sec. 114 108.4.~~ "Violation Penalties" replace with the following:

Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Code Official, or of a permit or certificate issued under the

provisions of this Code, shall be guilty of a petty offense, punishable by a fine of not less than fifty dollars (\$50.00) or more than one thousand dollars (\$1,000.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.”

XVII. Amended Text: The present language contained in Section 8-28 (5) of the Kendall County Code is hereby amended to read as follows:

“(5) ~~Sec. 112 109.~~ "Means of Appeal" replace with the following:

An appeal may be taken to the County Planning, Building and Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in the Officer's interpretation of the County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building, and Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building and Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or attorney and to the Code Official. The County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board and by this chapter, as needed, that would include two (2) qualified individuals based upon experience and training on matters pertaining to building construction and one (1) member of the PBZ Committee.

The County Planning, Building and Zoning Committee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this chapter.

The concurring vote of the majority of the Planning, Building and Zoning Committee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building and Zoning Committee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Planning, Building and Zoning Committee hereunder shall be reduced to writing, filed with the Clerk of the County Board, and a copy thereof mailed to the appealing party and to the building officer.”

XVIII. Amended Text: The present language contained in Section 8-28 (6) of the Kendall County Code is hereby amended to read as follows:

“(6) ~~General Amendments Chapter 15. Referenced Standards. Change the following:~~

- a. Change International Plumbing Code to Illinois Plumbing Code.
- b. Change International Electrical Code to 2023 ~~2017~~ National Electrical Code.
- c. Change IECC to Illinois Energy Conservation Code.”

XIX. Amended Text: The present language contained in Section 8-29 (2) of the Kendall County Code is hereby amended to read as follows:

“(2) *Sec. 1056.5.3.* "Expiration" replace with the following:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within one hundred eighty (180) days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. The County Planning, Building and Zoning Committee is authorized to grant in writing an extension or extensions to permits which have been open for a period exceeding two (2) years. The extension shall be requested in writing and justifiable cause demonstrated.”

XX. Amended Text: The present language contained in Section 8-29 (3) of the Kendall County Code is hereby amended to read as follows:

“(3) *Sec. 108 106.6.* "Fees" delete.”

XXI. Amended Text: The present language contained in Section 8-29 (4) of the Kendall County Code is hereby amended to read as follows:

“(4) *Sec. 112 109.* "Means of Appeal" replace with the following:

An appeal may be taken to the County Planning, Building and Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in the Officer's interpretation of the County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building and Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building and Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or attorney and to the Code Official. The County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board and by this chapter, as needed, that would include two (2) qualified individuals based upon experience and training on matters pertaining to building construction and one (1) member of the PBZ Committee.

The County Planning, Building and Zoning Committee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this chapter.

The concurring vote of the majority of the Planning, Building and Zoning Committee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building and Zoning Committee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question,

or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Planning, Building and Zoning Committee hereunder shall be reduced to writing, filed with the Clerk of the County Board, and a copy thereof mailed to the appealing party and to the building officer.”

XXII. Amended Text: The present language contained in Section 8-29 (5) of the Kendall County Code is hereby amended to read as follows:

“(5) *Sec. 113* “Violation Penalties”

Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Code Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a petty offense, punishable by a fine of not less than fifty dollars (\$50.00) or more than one thousand dollars (\$1,000.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.

~~Chapter F. Referenced Standards. Change the following:~~

~~a. Change International Electrical Code to 2017 National Electrical Code.~~

~~b. Change International Plumbing Code to Illinois Plumbing Code.”~~

XXIII. Amended Text: The following language is added as Section 8-29 (6) of the Kendall County Code to read as follows:

“(6) General Amendments.

a. Change International Electrical Code to 2023 National Electrical Code.

b. Change International Plumbing Code to Illinois Plumbing Code.

c. Change IECC to Illinois Energy Conservation Code.”

XXIV. Amended Text: The present language contained in Section 8-30 (3) of the Kendall County Code is hereby amended to read as follows:

“(3) *Sec. 112.* “Means ~~Board~~ of Appeal” replace with the following ~~see amended Section 113 of 2018 International Building Code:~~

An appeal may be taken to the County Planning, Building and Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in the Officer's interpretation of the County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building, and Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building and Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the appealing party, or attorney and to the Code Official. The County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board and by this chapter, as

needed, that would include two (2) qualified individuals based upon experience and training on matters pertaining to building construction and one (1) member of the PBZ Committee.

The County Planning, Building and Zoning Committee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this chapter.

The concurring vote of the majority of the Planning, Building and Zoning Committee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building and Zoning Committee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Planning, Building and Zoning Committee hereunder shall be reduced to writing, filed with the Clerk of the County Board, and a copy thereof mailed to the appealing party and to the building officer.”

XXV. Amended Text: The following language is added as Section 8-30 (4) of the Kendall County Code to read as follows:

“(4) Sec. 113 “Violation Penalties”

Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Code Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a petty offense, punishable by a fine of not less than fifty dollars (\$50.00) or more than one thousand dollars (\$1,000.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.”

XXVI. Amended Text: The present language contained in Section 8-31 of the Kendall County Code is hereby amended to read as follows:

“**Sec. 8-31. - Illinois Energy Conservation Code.**

The Illinois Energy Conservation Code, as amended and published by the Capital Development Board pursuant to the Capital Development Board Act (20 ILCS ~~3125 3105/ 15 10-09-5~~) ~~in Title 71, Chapter 1, Subchapter D, Part 600 of the Illinois Administrative Code~~, is adopted as the County's Energy Conservation Code, ~~to regulate energy efficient buildings standards for new construction, addition, alteration, renovation or repair, with the following amendments:~~

~~(1) Secs. C101.1 and R101.1. "Title" insert "Kendall County."~~

~~(2) Secs. C109 and R109. "Board of Appeals" see amended Section 113 of 2018 International Building Code.~~

~~(3) Chapter 5. Referenced Standards. Change the following:~~

~~a. Change International Electrical Code to 2017 National Electrical Code.~~

b. Change International Plumbing Code to Illinois Plumbing Code.”

XXVII. Amended Text: The present language contained in Section 8-32 of the Kendall County Code is hereby amended to read as follows:

“Sec. 8-32. - Illinois Accessibility Code.

The regulations of the Illinois Accessibility Code, current edition published by the Illinois Capital Development Board, as published enforced by the State, published in pamphlet form, are adopted as the regulations governing accessibility in the County with such amendments as are hereafter set forth in this section.”

XXVIII. Amended Text: The present language contained in Section 8-46 (a) of the Kendall County Code is hereby amended to read as follows:

“(a) The following fee schedule shall be applicable to the County Building Code. Please note, a fifty-dollar (~~\$75.00~~ ~~50.00~~) zoning certificate is required on all building permits.

<u>New sSingle-family home residential construction</u>	\$3,000.00 \$1,800.00
Accessory structures:	
Equal to or less than 120 sq. ft.	\$75.00 \$50.00 zoning certificate
121—599 square feet	\$175.00 plus additional required inspections \$150.00, plumbing \$150.00/insp.
Equal to or greater than 600 sq. ft. (IRC)	\$75.00 \$50.00 , inspection – plumbing \$175.00 \$150.00 /insp., plus \$0.10 \$0.08 /sq. ft. for plan review
Equal to or greater than 600 sq. ft. (IBC)	\$100.00 \$75.00 , inspection – plumbing \$175.00 \$150.00 /insp., plus \$0.10 \$0.08 /sq. ft. for plan review
Signs:	

Non-illuminated	<u>\$150.00</u> \$100.00 , plus \$1.00/sq. ft.
Illuminated	<u>\$200.00</u> \$150.00 , plus \$1.00/sq. ft.
Temporary	<u>\$75.00</u> \$50.00 zoning certificate
Deck	<u>\$200.00</u> \$150.00
Swimming pool	<u>\$200.00</u> \$150.00
Demolition	<u>\$150.00</u> \$100.00
Communication tower	<u>\$5,000.00</u> \$1,000.00
Moving or raising a structure	<u>\$150.00</u> \$100.00
Service upgrades	<u>\$150.00</u> \$100.00
Driveway	<u>\$200.00</u> \$150.00
Patios - new and enlarging (R-5, R-6, R-7 only)	<u>\$75.00</u> \$50.00 zoning certificate
Re-inspection fee:	
Residential (IRC)	<u>\$75.00</u> \$50.00
Commercial (IBC)	<u>\$100.00</u> \$75.00

Plumbing	<u>\$175.00</u> \$150.00
Other IRC (International Residential Code)	<u>\$0.10</u> \$0.08 /sq. ft. for plan review, plus
Addition	<u>\$75.00</u> \$50.00 /inspection
Remodeling	<u>\$75.00</u> \$50.00 /inspection
Plumbing	<u>\$175.00</u> \$150.00 /inspection
Electrical	<u>\$75.00</u> \$50.00 /inspection
Miscellaneous	<u>\$75.00</u> \$50.00 /inspection
Permits (IBC International Building Code)	<u>\$0.10</u> \$0.08 /sq. ft. for plan review
Remodeling	<u>\$100.00</u> \$75.00 /inspection
Plumbing	<u>\$175.00</u> \$75.00 /inspection
Electrical	<u>\$100.00</u> \$150.00 /inspection
Miscellaneous	<u>\$100.00</u> \$75.00 /inspection
Change of occupancy	<u>\$200.00</u> \$150.00
Certificate of occupancy	<u>\$200.00</u> \$150.00

Solar panels:	
0—10 kilowatts (kW)	\$150.00
11—50 kilowatts (kW)	\$300.00
51—100 kilowatts (kW)	\$600.00
101—500 kilowatts (kW)	\$1,200.00
501—1,000 kilowatts (kW)	\$2,750.00
1,001—2,000 kilowatts (kW)	\$6,000.00
Over 2,000 kilowatts (kW)	\$6,000.00, plus \$200.00 for each additional 0—100 kilowatts”

XXIX. Amended Text: The following language is added as Section 8-64 to the Kendall County Code and shall read as follows:

“Sec. 8-64. – International Property Maintenance Code.

Amendments to the International Property Maintenance Code are as follows:

(1) Sec. 101 "Title" insert "Kendall County."

(2) Sec. 102.3 "Application of Other Codes" is hereby amended by replacing “International Plumbing Code” with “State of Illinois Plumbing Code”.

(3) Sec. 103.1 “Creation of Agency” is hereby amended by replacing “[INSERT NAME OF DEPARTMENT]” with Kendall County.

(4) Sec. 106 "Means of Appeal" replace with the following:

An appeal may be taken to the County Planning, Building and Zoning Committee by any person aggrieved, from any order, requirement, decision or determination made by the Building Officer in the Officer's interpretation of the County Building Code. Such appeal shall be taken within twenty (20) days of the date of the action from which it is taken by filing with the Code Official and with the County Planning, Building, and Zoning Committee a notice of appeal, specifying the grounds thereof. The County Planning, Building and Zoning Committee shall thereupon set a reasonable date, time, and place for a hearing of said appeal, and shall cause written notice thereof to be mailed to the

appealing party, or attorney and to the Code Official. The County Planning, Building and Zoning Committee shall appoint a subcommittee, approved by the County Board and by this chapter, as needed, that would include two (2) qualified individuals based upon experience and training on matters pertaining to building construction and one (1) member of the PBZ Committee.

The County Planning, Building and Zoning Committee may reverse or affirm, wholly or partially, or may modify the order, requirement, decision or determination as in its opinion ought to be done or made in the premises, and to that end shall have all the powers vested in the Code Official by this chapter.

The concurring vote of the majority of the Planning, Building and Zoning Committee members shall be necessary to reverse, in whole or part, or to modify, any orders, requirements, decisions or determinations of the Code Official. The County Planning, Building and Zoning Committee shall keep minutes of its proceedings hereunder, showing the vote of each member upon every question, or, if absent or failing to vote, indication such fact, and shall also keep records of its examinations and other official actions.

All decisions of the County Planning, Building and Zoning Committee hereunder shall be reduced to writing, filed with the Clerk of the County Board, and a copy thereof mailed to the appealing party and to the building officer.

(5) Sec. 107 "Violations" replace with the following:

“(a) Violations of this Code shall be processed in a manner prescribed for other ordinance violations as established by the County Board. Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Code Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of an ordinance violation, punishable by a fine of not less than Fifty Dollars (\$50.00) nor more than One Thousand Dollars (\$1,000.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(b) Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than Fifty Dollars (\$50.00) nor more than One Thousand Dollars (\$1,000.00).

(c) Nothing herein shall prevent the County State’s Attorney from taking other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the persons responsible.”

(6) Sec. 302.4 "Weeds" delete.

(7) Sec. 302.8 "Motor Vehicles" delete.

(8) Sec. 304.14 "Insect Screens" delete.

(9) Sec. 308 "Rubbish and Garbage" delete.

(10) Sec. 309 "Pest Elimination" delete.

(11) Sec. 310 "Accessibility" delete.

(12) Sec. 311 "Storm Shelters" delete.

(13) Sec. 501.1 "Scope" is hereby amended by adding "and the Illinois Plumbing Code" after "the provisions of this chapter" delete the section in its entirety.

(14) Sec. 602.3 "Heat Supply" is hereby amended by replacing from "[DATE] to [DATE]" with "from September 1 to May 1".

(15) Sec. 602.4 "Occupiable Work Spaces" is hereby amended by replacing "from [DATE] to [DATE]" with "from September 1 to May 1".

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 21st day of April, 2026.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg



Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning
Meeting Date: 4/13/2026
Subject: Approval of Petition 26-10, Amending the Planning, Building and Zoning Department's Fee Schedule Pertaining to Commercial Wind, Commercial Solar, and Energy Storage System Applications
Prepared by: Matthew H. Asselmeier, AICP, CFM
Department: Planning, Building and Zoning

Action Requested:

Approval of Petition 26-10, a Request from the Kendall County Planning, Building and Zoning Department to Update the Department's Fee Schedule Pertaining to Application Fees for Commercial Wind Energy Facilities, Commercial Solar Energy Facilities, and Energy Storage Systems to Comply with Public Act 104-0458

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

Previously, from an application fee perspective, the Kendall County Planning, Building and Zoning Department treated applications for commercial wind and commercial solar facilities the same as other special use permits.

On January 8, 2026, the Governor signed Public Act 104-0458 into law. Among many other items, the Act set the fee that a County may charge for special use permits for commercial wind and commercial solar applications at Five Thousand Dollars (\$5,000) per megawatt of nameplate capacity of the facility up to a maximum of One Hundred Twenty-Five Thousand Dollars (\$125,000) and Five Thousand Dollars (\$5,000) per megawatt of nameplate capacity of the energy storage system or Fifty Thousand Dollars (\$50,000), whichever is less, for energy storage system applications.

This Petition would amend the Department's fee schedule to match State law.

The above fees would apply to new special use permits and major amendments to existing special use permits for these types of uses.

The existing fee for special use permits on A-1 zoned property is One Thousand, One Hundred Fifty-Five Dollars (\$1,155) and would remain unchanged for non-commercial wind, solar, and energy system special use permits.

The Department plans to propose zoning text amendment related changes caused by the enactment of Public Act 104-0458 this summer.

Staff Recommendation:

Approval

Attachments:

Redline Fee Schedule

Proposed Ordinance

Fee Schedule Changes

Section 26-1 (a)

(a) The following fee schedule shall apply to each request to change the ordinances, regulations, or maps adopted by the County and to each request for the approval of a development proposal:

Map amendments	
Any amount of acreage	\$500.00
<p>Special use permits, planned unit developments/residential planned developments and major amendments to special uses, not including applications for commercial wind energy facilities, commercial solar energy facilities, or energy storage systems</p> <p>The following fees include a processing fee, a fee for recording the special use in the Recorder's Office for each 10 pages and a cost for the Zoning Board of Appeals at a rate of \$350.00 shall be imposed on all special uses:</p>	
All acreage zoned as A-1	\$1,155.00
All other zoning districts	
0.0 - 5 acres	\$1,155.00
5.01 - 10 acres	\$1,905.00
10.01 - 50 acres	\$2,255.00, plus \$50.00/acre or part thereof over 10 acres
50.01 - 100 acres	\$4,755.00, plus \$35.00/acre or part thereof over 50 acres
100.01 - 500 acres	\$6,505.00, plus \$20.00/acre or part thereof over 100 acres
500.01+	\$14,505.00, plus \$15.00/acre or part thereof over 500 acres
<p>Special use permits and major amendments to special use permits for commercial wind energy facilities and commercial solar energy facilities</p> <p>The following fees include a processing fee, a fee for recording the special use in the Recorder's Office for each 10 pages and a cost for the Zoning Board of Appeals at a rate of \$350.00. These fees do not include other reasonable expenses that might be incurred by the County in processing the siting approval and special use permit application in excess of the maximum fee.</p>	
Any district where the use is allowed by special use permit	\$5,000 per megawatt of nameplate capacity of the facility up to a maximum of \$125,000
<p>Special use permits and major amendments to special use permits for energy storage systems</p>	

The following fees include a processing fee, a fee for recording the special use in the Recorder's Office for each 10 pages and a cost for the Zoning Board of Appeals at a rate of \$350.00. These fees do not include other reasonable expenses that might be incurred by the County in processing the siting approval and special use permit application in excess of the maximum fee.	
Any district where the use is allowed by special use permit	\$5,000 per megawatt of nameplate capacity of the energy storage system or \$50,000, whichever is less
Minor amendment to special use (includes a processing fee and a fee for recording the minor amendment to the special use in the Recorder's Office)	
Any amount of acreage	\$150.00
Variance (includes a processing fee and a fee for recording the variance in the Recorder's Office)	
As part of special use	\$100.00
Not part of special use	\$475.00 for first variance request of petition and \$50.00 for each additional request to be included in the same petition
Administrative variance (includes a processing fee and a fee for recording the minor amendment to the special use in the Recorder's Office)	
Any amount of acreage	\$150.00
Preliminary plat	
Residential	\$1,000.00 plus \$50.00/acre or part of an acre
Other	\$1,000.00, plus \$100.00/acre or part of an acre
Final plat	
All final plats	\$50.00/acre or part of an acre (\$500.00 minimum)
Other plat (vacation, dedication, etc.)	
All other plat actions	\$50.00/acre or part of an acre (\$500.00 minimum)
Administrative appeal	\$1,000 ¹
Text Amendment	\$500.00
Site Plan Review	\$375.00

Conditional Use	\$100.00
Temporary Uses	\$100.00

¹In the event that ruling by the Zoning Board of Appeals favors the appealing party, the submitted fee for an administrative appeal shall be refunded to the applicant.

State of Illinois
County of Kendall

ORDINANCE # 2026-_____
ORDINANCE AMENDING SECTION 26-1 (a) OF THE KENDALL COUNTY CODE
PERTAINING TO THE APPLICATION FEES FOR SPECIAL USE PERMITS AND
MAJOR AMENDMENTS TO SPECIAL USE PERMITS

WHEREAS, it is the policy of Kendall County to have those persons requesting changes in the ordinances, regulations, and maps and the approval of development requests pay for the costs associated with their requests; and

WHEREAS, the County of Kendall, on September 21, 1999, by Ordinance 99-30 adopted a Development Fee Ordinance; and

WHEREAS, the County adopted amendments to the Development Fee Ordinance by Ordinance 00-51 passed on December 19, 2000, Ordinance 01-32 passed on November 20, 2001, amended by Ordinance 04-17 passed on May 18, 2004, amended by Ordinance 2010-01 passed on February 16, 2010, amended by Ordinance 2010-08 passed on April 20, 2010, amended by Ordinance 2012-19 passed on September 18, 2012, amended by Ordinance 2014-23 passed on August 19, 2014, amended by Ordinance 2018-08 passed on April 17, 2018, amended by Ordinance 2019-15 passed on June 18, 2019, amended by Ordinance 2019-29 passed on November 5, 2019, and amended by Ordinance 2019-37 passed December 17, 2019; and

WHEREAS, Public Act 104-0458, formerly Senate Bill 0025, effective June 1, 2026, establishes the maximum amount counties may charge in application fees for special use permits for commercial wind facilities, commercial solar facilities, and energy storage systems; 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 26-1 (a) of the Kendall County Code is hereby amended to read as follows:

“(a) The following fee schedule shall apply to each request to change the ordinances, regulations, or maps adopted by the County and to each request for the approval of a development proposal:

Map amendments	
Any amount of acreage	\$500.00

<u>Special use permits, planned unit developments/residential planned developments and major amendments to special uses, not including applications for commercial wind energy facilities, commercial solar energy facilities, or energy storage systems</u>	
The following fees include a processing fee, a fee for recording the special use in the Recorder's Office for each 10 pages and a cost for the Zoning Board of Appeals at a rate of \$350.00 shall be imposed on all special uses:	
All acreage zoned as A-1	\$1,155.00
All other zoning districts	
0.0 - 5 acres	\$1,155.00
5.01 - 10 acres	\$1,905.00
10.01 - 50 acres	\$2,255.00, plus \$50.00/acre or part thereof over 10 acres
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100.01 - 500 acres	\$6,505.00, plus \$20.00/acre or part thereof over 100 acres
500.01+	\$14,505.00, plus \$15.00/acre or part thereof over 500 acres
<u>Special use permits and major amendments to special use permits for commercial wind energy facilities and commercial solar energy facilities</u>	
The following fees include a processing fee, a fee for recording the special use in the Recorder's Office for each 10 pages and a cost for the Zoning Board of Appeals at a rate of \$350.00. These fees do not include other reasonable expenses that might be incurred by the County in processing the siting approval and special use permit application in excess of the maximum fee.	
<u>Any district where the use is allowed by special use permit</u>	<u>\$5,000 per megawatt of nameplate capacity of the facility up to a maximum of \$125,000</u>
<u>Special use permits and major amendments to special use permits for energy storage systems</u>	
The following fees include a processing fee, a fee for recording the special use in the Recorder's Office for each 10 pages and a cost for the Zoning Board of Appeals at a rate of \$350.00. These fees do not include other reasonable expenses that might be incurred by the County in processing the siting approval and special use permit application in excess of the maximum fee.	
<u>Any district where the use is allowed by special use permit</u>	<u>\$5,000 per megawatt of nameplate capacity of the energy storage system or \$50,000, whichever is less</u>
Minor amendment to special use (includes a processing fee and a fee for recording the minor amendment to the special use in the Recorder's Office)	
Any amount of acreage	\$150.00
Variance (includes a processing fee and a fee for recording the variance in the Recorder's Office)	
As part of special use	\$100.00

Not part of special use	\$475.00 for first variance request of petition and \$50.00 for each additional request to be included in the same petition
Administrative variance (includes a processing fee and a fee for recording the minor amendment to the special use in the Recorder's Office)	
Any amount of acreage	\$150.00
Preliminary plat	
Residential	\$1,000.00 plus \$50.00/acre or part of an acre
Other	\$1,000.00, plus \$100.00/acre or part of an acre
Final plat	
All final plats	\$50.00/acre or part of an acre (\$500.00 minimum)
Other plat (vacation, dedication, etc.)	
All other plat actions	\$50.00/acre or part of an acre (\$500.00 minimum)
Administrative appeal	
	\$1,000 ¹
Text Amendment	
	\$500.00
Site Plan Review	
	\$375.00
Conditional Use	
	\$100.00
Temporary Uses	
	\$100.00

¹ In the event that ruling by the Zoning Board of Appeals favors the appealing party, the submitted fee for an administrative appeal shall be refunded to the applicant.”

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 21st day of April, 2026.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg



Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning

Meeting Date: 4/13/2026

Subject: Approval of Petition 26-11, Granting an Exception to the Subdivision Control Ordinance Allowing the Maximum Grade for a Driveway to be 12.5% at the Property South of 11453 River Road

Prepared by: Matthew H. Asselmeier, AICP, CFM

Department: Planning, Building and Zoning

Action Requested:

Approval of Petition 26-11, a Request from Brad D. and Sarah K. Berns for an Exception to Section 30-165 (c) (10) (d) of the Kendall County Code Allowing a Maximum Grade for a Driveway at 12.5% instead of 10% at the Property South of 11453 River Road, Plano (PIN: 02-31-202-004), Bristol Township; Property is Zoned R-3

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

See Attached Memo

Staff Recommendation:

Approval with Conditions

Attachments:

Staff Report Dated April 7, 2026



DEPARTMENT OF PLANNING, BUILDING & ZONING

504 South Main Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 26-11

Brad D. and Sarah K. Berns

Driveway Grade Exception

INTRODUCTION

Section 30-165 (c) (10) (d) of the Kendall County Code (Subdivision Control Ordinance) sets the maximum grade of a driveway at ten percent (10 %).

The Petitioners would like to construct a driveway with a maximum grade of twelve point five percent (12.5%)

The Petitioners submitted an email outlining the reasons for the exception. These reasons are as follows:

To install a driveway staying under the ten percent (10%) maximum grade and keeping the entrance inside the driveway easement would require the following:

1. Minimum three hundred feet (300') long driveway.
2. The lot is only one hundred forty feet (140') wide so this would require two (2) switchbacks with the minimum driveway width and clear area on the sides of the driveway.
3. To keep minimum turning radiuses in the switchbacks for emergency vehicles and minimum clear space on either side of the driveway, the Petitioners would need to cut down all of the mature trees on the downslope.
4. Large amounts of earthmoving, and the construction of long retaining walls, would make the project cost prohibitive.

To complete a driveway with a twelve point five percent (12.5%) slope:

1. Minimum two hundred forty (240') long driveway.
2. Can be completed with one (1) switchback with wider driveway.
3. Larger turning radius can be achieved with mature trees left intact.
4. Matches natural slope and would require much less earthmoving and construction of only a few low retaining walls under three feet (3') that can be built without engineering with normal interlocking stone readily available.

This email is included as Attachment 1. The site plan is included as Attachment 2.

The subdivision, Fox Woods Estates, was platted in 1979 and no house has ever been constructed on the parcel.

SITE INFORMATION

PETITIONERS Brad D. and Sarah K. Berns

ADDRESS None Assigned

LOCATION South of 11453 River Road, Plano

TOWNSHIP Bristol

PARCEL # 02-31-202-004

LOT SIZE 1.1 +/- Acres

EXITING LAND USE Vacant Single-Family Residential

ZONING R-3 One Family Residential District

LRMP	Current Land Use	Vacant Single-Family Residential
	Future Land Use	Rural Residential (0.60 DU/Acre Max) (County) Estate/Conservation Residential (Yorkville)
	Roads	River Road is a Minor Collector maintained by Bristol Township.
	Trails	Yorkville has a trail planned along River Road.
	Floodplain/Wetlands	A small portion of the property at the southern end is in the flood plain.



REQUESTED ACTION Exception to the maximum grade requirement for driveways by increasing the grade from ten percent (10%) to twelve point five percent (12.5%).

APPLICABLE REGULATIONS §30-165 (c) (10) (d) – Maximum Grade for Driveways
 §30-38 – Exceptions (Subdivision Control Ordinance)

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within ½ Mile
North	Single-Family Residential and Agricultural	A-1	Rural Residential (County) Estate/Conservation Residential (Yorkville)	N/A
South	Fox River and Forest Preserve	A-1	Open Space (County) Parks and Open Space (Yorkville)	N/A
East	Vacant Single-Family Residential	R-3	Rural Residential (County) Estate/Conservation Residential (Yorkville)	N/A
West	Vacant Single-Family Residential	R-3	Rural Residential (County) Estate/Conservation Residential (Yorkville)	N/A

BRISTOL TOWNSHIP

Petition information was sent to Bristol Township on March 27, 2026.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to Bristol-Kendall Fire Protection District on March 27, 2026.

On March 27, 2026, the Bristol-Kendall Fire Protection District submitted an email stating they had no objections to the request. This email is included as Attachment 3.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on March 27, 2026.

On March 30, 2026, the United City of Yorkville submitted an email stating they had no concerns. This email is included as Attachment 4.

ZPAC

Petition information was sent to ZPAC members on March 27, 2026.

On March 27, 2026, the Highway Department submitted an email saying they had no concerns. This email is included as Attachment 5.

On March 27, 2026, the Health Department submitted an email saying they did not object to the proposal. This email is included as Attachment 6.

On March 27, 2026, WBK Engineering submitted an email saying they did not have any comments. This PBZ Memo – Prepared by Matt Asselmeier – April 7, 2026

email is included as Attachment 7.

FINDINGS OF FACT

§ 30-38 of the Subdivision Control Ordinance outlines findings that the Plat Officer must make in order to grant exceptions. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*Because of the particular physical surroundings, shape or topography conditions of the specific property involved a particular hardship to the owner would result as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out. **The Petitioner has provided evidence that, based on topographical conditions, a greater slope is necessary in order to reduce switchbacks, maintain mature trees, and reduce earthmoving.***

*The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property, and have not been created by any person having an interest in the property. **The slope and size of the property were not created by the Petitioner. Other properties along the Fox River could request similar exceptions.***

*The purpose of the variation is not based exclusively upon a desire to make more money out of the property. **The purpose of the request is to preserve mature trees and construct a home on the property.***

*The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located. **The granting of the exception will not be detrimental to the public safety, health, welfare, or neighborhood in which the property is located.***

RECOMMENDATION

Staff recommends approval of the requested exception.

The draft ordinance is included as Attachment 8

ATTACHMENTS

1. Application
2. Site Plan
3. March 27, 2026, Email from the Bristol-Kendall Fire Protection District
4. March 30, 2026, Email from the United City of Yorkville
5. March 27, 2026, Email from the Kendall County Highway Department
6. March 27, 2026, Email from the Kendall County Health Department
7. March 27, 2026, Email from WBK Engineering
8. Draft Ordinance

Matt Asselmeier

From: Brad Berns <[REDACTED]>
Sent: Monday, March 23, 2026 8:27 AM
To: Matt Asselmeier
Cc: Brian Holdiman
Subject: Re: [External]Re: New Home Grading Plan

Mr Asselmeier,

To install a driveway staying under the 10% max grade and keeping the entrance inside the driveway easement would require the following.

1. Minimum 300ft long driveway.
2. The lot is only 140ft wide so this would require 2 switchbacks with the minimum driveway width and clear area on the sides of the driveway.
3. To keep minimum turning radiuses in the switchbacks for emergency vehicles and minimum clear space on either side of the driveway we would need to cut down all of the mature trees on the downslope.
4. Large amounts of earthmoving, and the construction of long retaining walls, would make the project cost prohibitive.

To complete a driveway with 12.5% slope

1. Minimum 240ft long driveway.
2. Can be completed with 1 switchback with wider driveway
3. Larger turning radius can be achieved with mature trees left intact.
4. Matches natural slope and would require much less earthmoving and construction of only a few low retaining walls under 3ft that can be built without engineering with normal interlocking stone readily available.

Granting this variance would minimize environmental impact, preserve existing natural features, and allow for safe and reasonable access to the property. The proposed design maintains the intent of the zoning ordinance by prioritizing safety and functionality, while addressing the unique constraints of the site.

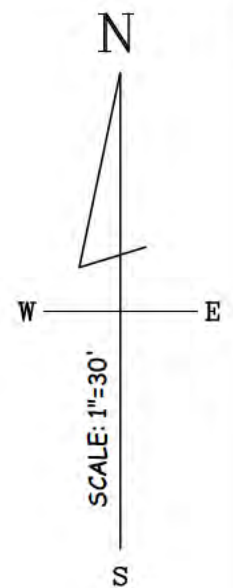
Brad Berns
[REDACTED]

On Fri, Mar 20, 2026, 9:24 AM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

What are the reasons for the variance?

SEPTIC DESIGN ONLY-REFER TO SITE PLAN BY OTHERS FOR ENGINEERING DETAILS

Attachment 2



BENCHMARKS:
 BM#1 ELEV=628.27
 MAG NAIL IN PAVEMENT
 BM#2 ELEV=628.97
 EAST INVERT OF 12" CPP

SOIL INFORMATION:
 TEST BY: KONEN SOIL INVESTIGATIONS
 DATE OF TEST: JANUARY 2, 2025
 CATEGORY: SHWT:
 PIT 1 VARNA 21"
 PIT 2 VARNA 20"
 PIT 3 VARNA 19"
 PERMEABILITY: SLOW
 LOADING RATE: .27

SEWAGE SYSTEM COMPONENTS:
 1250 GALLON TANK
 280 LF AES PRESBY PIPE
 1512 SQ FT BASAL (21'x 72')

EXISTING CONTOURS, ELEVATIONS,
 BENCHMARKS, BOUNDARIES, LOT
 DIMENSIONS, EASEMENTS, & SETBACKS
 AS PER SITE PLAN BY TODD SURVEYING,
 YORKVILLE, IL

PLEASE NOTE:
 THIS SYSTEM MUST BE INSTALLED AS AN AES PRESBY
 SYSTEM IN ORDER TO MEET SIZING AND SEPARATION
 REQUIREMENTS.

SEPTIC SYSTEM IS DESIGNED FOR RECHARGE WATER
 FROM DOMESTIC WATER TREATMENT (40 GALLONS
 EVERY OTHER DAY) SEPTIC SYSTEM IS NOT DESIGNED
 FOR USE OF GARBAGE DISPOSAL.

ALL SOLID PIPE SHOULD BE SCH 40 OR GREATER. ALL
 TANKS MUST BE IDPH APPROVED.

ALL SEPTIC TANKS, LIFT STATIONS, AERATION DEVICES
 AND ANY OTHER TREATMENT COMPONENTS SHALL BE
 INSTALLED WITH RISERS TO A MINIMUM OF 3" ABOVE
 FINISHED GRADE.

E*D*S ILLINOIS LICENSE NO. 049-008840

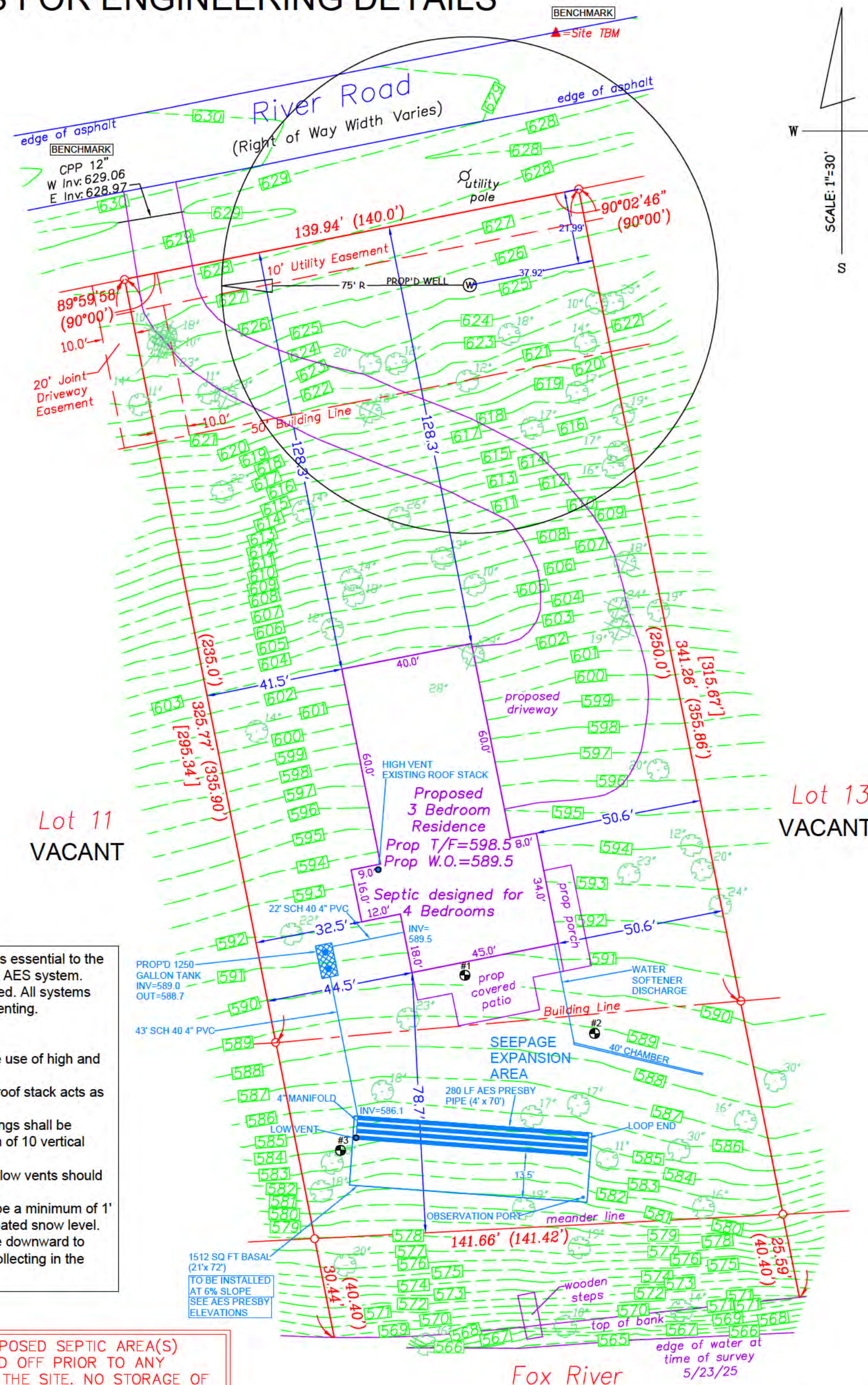
THIS IS NOT A PLAT OF SURVEY.
 INFORMATION BELIEVED ACCURATE, BUT NOT
 WARRANTED.

THIS SEPTIC DESIGN REFLECTS THE INFORMATION
 PROVIDED BY A LICENSED SOIL CLASSIFIER. E*D*S
 WILL NOT BE HELD RESPONSIBLE FOR ANY
 MISREPRESENTATION OR MISIDENTIFICATION OF
 THE SOILS.

IF VARIATIONS ARE MADE FROM THIS DESIGN TO
 WHICH POINT THAT THE COUNTY WOULD REQUIRE
 A REVISED DRAWING, IT WOULD BE THE
 RESPONSIBILITY OF THE CONTRACTOR TO EITHER
 SUBMIT AN "AS BUILT" DRAWING TO THE COUNTY
 OR ADVISE E*D*S PRIOR TO INSTALLATION.

CAUTION: THE PROPOSED SEPTIC AREA(S) MUST
 BE CORDONED OFF BEFORE ANY CONSTRUCTION
 ON SITE. NO STORAGE OF MATERIALS OR
 VEHICULAR TRAFFIC IS ALLOWED UPON PRIMARY
 OR SECONDARY SEPTIC AREAS. NO PATIOS,
 DECKS, DRIVEWAYS, POOLS, OR OTHER
 IMPROVEMENTS SHALL BE INSTALLED WITH IN 5'
 OF SEPTIC AREA. DRAINAGE FROM CURTAIN
 DRAINS, FOOTING DRAINS, AIR CONDITIONERS,
 DEHUMIDIFIERS, DOWN SPOUTS AND OTHER
 CLEAR WATERDRAINS SHALL NOT BE DISCHARGED
 INTO OR OVER THE SEPTIC AREA(S). REFER TO
 DEED, PLAT OF SURVEY, PLAT OF SUBDIVISION,
 COVENANTS AND LOCAL ORDINANCES FOR
 EASEMENTS AND SETBACK INFORMATION NOT
 INCLUDED HEREON. REPORT ANY DISCREPANCIES
 TO E*D*S PRIOR TO CONSTRUCTION.

IF AN INGROUND POOL IS TO BE INSTALLED OR
 CONSIDERED FOR THE FUTURE, PLEASE NOTE
 THAT ANY COMPONENT OF THE SEPTIC SYSTEM
 MUST MAINTAIN A MINIMUM OF 25' ISOLATION.



AES PRESBY ELEVATIONS
 Original Grade=585.5

Finished Grade=587.2	4" SOIL COVER (MIN)
Top of Pipe=586.5	3" SAND COVER
Invert=586.1	12" AES PRESBY PIPE
Bottom of Pipe=585.5	6" SAND BASE
Excavation Depth=585.0	24" NATIVE SOIL (MIN)
NR @ 30" =583.0	

Final grade will be elevated 20"

PEI Treatment System Calculator for Illinois
 (residential strength wastewater only)

Commercial =	N
Bedrooms =	4
Soil Scientist Assigned Loading Rate =	0.27 GPD/SF
PEI Soil Loading Rate =	0.405 GPD/SF
4-inches Below Grade (min) =	Y
System Slope =	7%
Row Length =	70 ft
Presby Pipe Required minimum =	280 ft
Daily Design Flow =	600 GPD
Sand Bed Area Required =	1,481 sq ft
Number of Rows =	4
Pipe Bed Width =	5.50 ft
Sand Bed Length =	72 ft
Treatment Area Width (Tall Portion) =	7.50 ft
Sand Bed Width =	20.625 ft
System Sand Extension =	13.125 ft
System Sand needed =	45 ± yds ³
Estimated Tonnage =	68 ± Ton

Presby Products

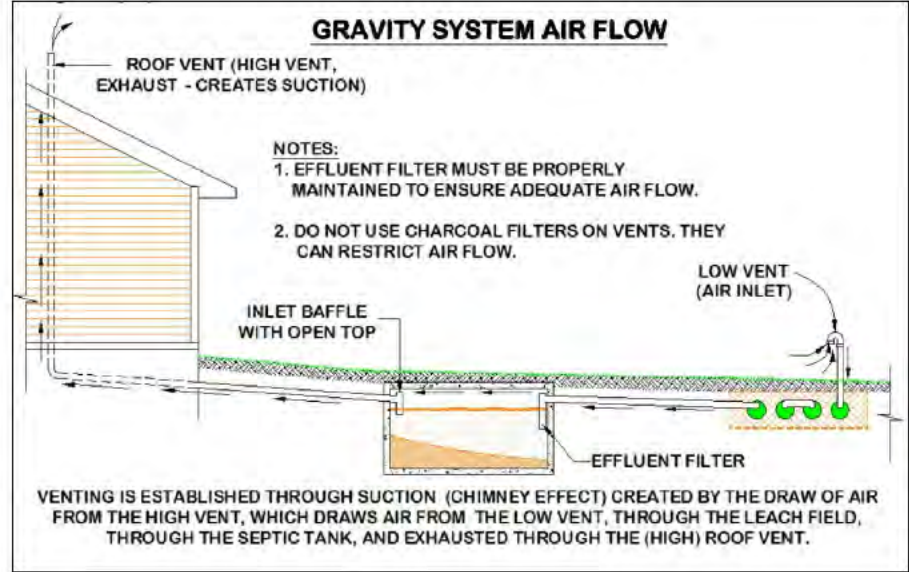
Pipe being used =	280	ft
Offset Adapters =	8	total
Couplings =	24	total

Copy the items above and Paste them into and email to request a quotation. Press the button below to open your email program.

Request a Quotation

Plan View (not to scale): 70' x 13.125' (4 rows)

Section View (not to scale): 7.5' x 20.625'



An adequate air supply is essential to the proper functioning of the AES system. Venting is always required. All systems shall utilize differential venting.

General Rules-
 Differential venting is the use of high and low vents in a system. In a gravity system, the roof stack acts as the high vent. High and low vent openings shall be separated by a minimum of 10 vertical feet. If possible, the high and low vents should be of the same capacity. The low vent inlet shall be a minimum of 1' above final grade/anticipated snow level. Vent piping should slope downward to prevent moisture from collecting in the pipe.

CAUTION: THE PROPOSED SEPTIC AREA(S) MUST BE CORDONED OFF PRIOR TO ANY CONSTRUCTION ON THE SITE. NO STORAGE OF MATERIALS OR VEHICULAR TRAFFIC IS ALLOWED UPON PRIMARY OR SECONDARY SEPTIC AREAS. NO PATIOS, DRIVEWAYS, POOLS, OR OTHER IMPROVEMENTS SHALL BE INSTALLED ON SEPTIC AREA(S).

NO.	DATE	REVISION NOTES

E*D*S ENVIRONMENTAL DESIGN SERVICE
 (630) 556-4FAX (630) 556-3100
 45W134 Raymond Road, Big Rock, IL 60511

02-31-202-004
 LOT 12
 FOX WOOD ESTATES SUBDIVISION
 BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

PREPARED FOR:
 BRAD BERNS

JOB NUMBER	25-282	DRAWN BY:	D. Page
REVIEWED BY:	11-5-25		

STOP
 1-800-892-0123
 IT'S THE LAW

SOIL/PERK TEST HOLE LOCATION OF WELL EXISTING CONTOURS PROPOSED CONTOURS EXISTING ELEVATIONS PROPOSED ELEVATIONS

Matt Asselmeier

From: Brian Holdiman
Sent: Friday, March 27, 2026 10:01 AM
To: Matt Asselmeier
Subject: Fwd: [External]Variance on River Road

Brian Holdiman
Kendall County Code Official

From: Michael J. Torrence <MTorrence@bkfire.org>
Sent: Friday, March 27, 2026 9:25:18 AM
To: Brian Holdiman <BHoldiman@kendallcountyil.gov>
Subject: [External]Variance on River Road

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

I spoke with the Chiefs of Bristol Kendall fire protection District and the stated that they (do not have any objections) to the River road Variance. They state that they would never take a Engine or Truck down those driveways, because they would not be able to support the weight of our vehicles and in the winter they would cause problems because of snow and ice.

Thank You,
Fire Marshal
Michael Torrence
630-768-3200

Matt Asselmeier

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Monday, March 30, 2026 12:32 PM
To: Matt Asselmeier
Subject: [External]Re: Kendall County Petition 26-11

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.

No concerns from Yorkville.
Krysti Barksdale-Noble, AICP
Sent from my iPhone

On Mar 27, 2026, at 1:42 PM, Matt Asselmeier <masselmeier@kendallcountyl.gov> wrote:

To All:

Attached please find information regarding Petition 26-11, a request from Brad D. and Sarah K. Berns for an Exception to Section 30-165 (c) (10) (d) of the Kendall County Code allowing a maximum grade for a driveway at 12.5% instead of 10% at the property south of 11453 River Road, Plano (PIN: 02-31-202-004), Bristol Township; property is Zoned R-3.

This is not a variance in the traditional sense because they are asking for relief from a provision in the Kendall County Subdivision Control Ordinance.

If you have any comments on this proposal, please send those to be by close of business on April 6th.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, IL 60560-5403
PH: 630-553-4139
Fax: 630-553-4179

<PBZ 26-11 Berns (3.27.26) Complete.pdf>

Matt Asselmeier

From: Fran Klaas
Sent: Friday, March 27, 2026 1:45 PM
To: Matt Asselmeier
Subject: RE: Petition 26-11

I don't have any issues with this.

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: Friday, March 27, 2026 1:41 PM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Antoinette White <awhite@kendallcountyil.gov>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@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: Petition 26-11

ZPAC Members:

Attached please find information regarding Petition 26-11, a request from Brad D. and Sarah K. Berns for an Exception to Section 30-165 (c) (10) (d) of the Kendall County Code allowing a maximum grade for a driveway at 12.5% instead of 10% at the property south of 11453 River Road, Plano (PIN: 02-31-202-004), Bristol Township; property is Zoned R-3.

This is not a variance in the traditional sense because they are asking for relief from a provision in the Subdivision Control Ordinance.

If you have any comments on this proposal, please send those to be by close of business on April 6th.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, IL 60560-5403
PH: 630-553-4139
Fax: 630-553-4179

Matt Asselmeier

From: Aaron Rybski
Sent: Friday, March 27, 2026 1:59 PM
To: Matt Asselmeier
Subject: RE: Petition 26-11

This doesn't look like it will impact the well or septic system so we don't object.

A.R.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Friday, March 27, 2026 1:41 PM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Antoinette White <awhite@kendallcountyil.gov>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@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: Petition 26-11

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Attached please find information regarding Petition 26-11, a request from Brad D. and Sarah K. Berns for an Exception to Section 30-165 (c) (10) (d) of the Kendall County Code allowing a maximum grade for a driveway at 12.5% instead of 10% at the property south of 11453 River Road, Plano (PIN: 02-31-202-004), Bristol Township; property is Zoned R-3.

This is not a variance in the traditional sense because they are asking for relief from a provision in the Subdivision Control Ordinance.

If you have any comments on this proposal, please send those to be by close of business on April 6th.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, IL 60560-5403
PH: 630-553-4139
Fax: 630-553-4179

Matt Asselmeier

From: Greg Chismark <gchismark@bodwegroup.com>
Sent: Friday, March 27, 2026 4:15 PM
To: Matt Asselmeier
Subject: [External]RE: Petition 26-11

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 have no comment on this request from a drainage / stormwater perspective.
Greg

Greg Chismark, PE
Mobile 847-344-5619 | gchismark@bodwegroup.com

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Friday, March 27, 2026 1:41 PM
To: Aaron Rybski <ARybski@kendallcountyil.gov>; Alyse Olson <aolson.kcswcd@gmail.com>; Antoinette White <awhite@kendallcountyil.gov>; Brian Holdiman <BHoldiman@kendallcountyil.gov>; Christina Burns <cburns@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: Petition 26-11

ZPAC Members:

Attached please find information regarding Petition 26-11, a request from Brad D. and Sarah K. Berns for an Exception to Section 30-165 (c) (10) (d) of the Kendall County Code allowing a maximum grade for a driveway at 12.5% instead of 10% at the property south of 11453 River Road, Plano (PIN: 02-31-202-004), Bristol Township; property is Zoned R-3.

This is not a variance in the traditional sense because they are asking for relief from a provision in the Subdivision Control Ordinance.

If you have any comments on this proposal, please send those to be by close of business on April 6th.

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, IL 60560-5403
PH: 630-553-4139
Fax: 630-553-4179

State of Illinois
County of Kendall

Zoning Petition
#26-11

ORDINANCE NUMBER 2026-_____

GRANTING AN EXCEPTION TO SECTION 30-165 (c) (10) (d) OF THE KENDALL COUNTY CODE BY ALLOWING A DRIVEWAY WITH A MAXIMUM GRADE OF 12.5 PERCENT AT THE PROPERTY SOUTH OF 11453 RIVER ROAD, PLANO (PIN: 02-31-202-004) IN BRISTOL TOWNSHIP

WHEREAS, Section 30-38 of the Kendall County Code permits the Kendall County Board to grant exceptions to the Kendall County Subdivision Control Ordinance and provides the procedure through which exceptions are granted; and

WHEREAS, Section 30-165 (c) (10) (d) of the Kendall County sets the maximum grade for driveways at 10 percent; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the R-3 One Family Residential Zoning District and consists of approximately 1.1 more or less acres located south of 11453 River Road, Plano (PIN: 02-31-202-004) in Bristol Township. The legal description is set forth in Exhibit A attached hereto and shall hereinafter be referred to as “the subject property”; and

WHEREAS, the subject property was created in 1979 during the platting of the Fox Wood Estates Subdivision; and

WHEREAS, the subject property is currently owned by Brad D. and Sarah K. Berns shall hereinafter be referred to as “Petitioner”; and

WHEREAS, on or about March 23, 2026, Petitioner representative filed a petition for an except to the maximum grading requirements for a driveway contained in the Kendall County Subdivision Control Ordinance by increasing the maximum grade requirements for the driveway at the subject property from 10 percent to 12.5 percent; and

WHEREAS, following due and proper review by the Kendall County Plat Officer, the Kendall County Plat Officer has made their Findings of Fact and recommended approval of the requested exception, 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 Findings of Fact and Recommendation of the Kendall County Plat Officer, and has forwarded to the Kendall County Board a recommendation of **approval/denial/neutral** of the exception; 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 Plat Officer, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Subdivision Control Ordinance; and

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

1. The Findings of Fact and Recommendation of the Kendall County Plat Officer 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.

State of Illinois
County of Kendall

Zoning Petition
#26-11

2. The Kendall County Board hereby grants approval of Petitioner's petition for an exception to Section 30-165 (c) (10) (d) allowing the maximum grade of the driveway at the subject property to be 12.5 percent.
3. This exception shall be treated as covenants running with the land and is binding on the successors, heirs, and assigns as to the same uses conducted on the property.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 21st day of April, 2026.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg

Exhibit A

Lot 12 of Fox Wood Estates Subdivision in the Township of Bristol, County of Kendall, State of Illinois.

Exhibit B

The Kendall County Plat Officer made the following Findings of Fact and Recommendation on March 27, 2026.

FINDINGS OF FACT

*Because of the particular physical surroundings, shape or topography conditions of the specific property involved a particular hardship to the owner would result as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out. **The Petitioner has provided evidence that, based on topographical conditions, a greater slope is necessary in order to reduce switchbacks, maintain mature trees, and reduce earthmoving.***

*The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property, and have not been created by any person having an interest in the property. **The slope and size of the property were not created by the Petitioner. Other properties along the Fox River could request similar exceptions.***

*The purpose of the variation is not based exclusively upon a desire to make more money out of the property. **The purpose of the request is to preserve mature trees and construct a home on the property.***

*The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located. **The granting of the exception will not be detrimental to the public safety, health, welfare, or neighborhood in which the property is located.***

RECOMMENDATION

Approval



Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning
Meeting Date: 4/13/2026
Subject: Amendment to the Intergovernmental Agreement with Millbrook
Prepared by: Matthew H. Asselmeier, AICP, CFM
Department: Planning, Building and Zoning

Action Requested:

Approval of Amendments to the Intergovernmental Agreement between the Village of Millbrook and the County of Kendall Dated August 20, 2024, by Adding the County's Short-Term Rental Regulations to the List of Regulations Administered within the Village of Millbrook, Amending the County's Address, and Amending the Adoption Procedures for Various Zoning Applications to Reflect the Abolishment of the Zoning and Platting Advisory Committee

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

The County approved an intergovernmental agreement with Millbrook in August 2024.

Since the approval of the intergovernmental agreement, the County has established business regulations for short-term rentals, abolished the Zoning and Platting Advisory Committee, and moved certain offices to 504 S. Main in Yorkville.

The attached proposal would amend the existing intergovernmental agreement with Millbrook to reflect the above change.

As proposed, no change to the expiration date of the intergovernmental agreement is proposed.

The Village of Millbrook will consider these amendments at their meeting on April 28, 2026.

If you have any questions, please let me know.

Staff Recommendation:

Approval

Attachments:

Redlined Agreement

INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF MILLBROOK
AND THE COUNTY OF KENDALL

THIS AGREEMENT, made this ___ day of August, 202~~6~~⁴ by and between the VILLAGE OF MILLBROOK, a body corporate and politic, and the COUNTY OF KENDALL, a body corporate and politic, WITNESSETH:

WHEREAS, the Village of Millbrook was incorporated by act of the voters on November 5th, 2002, and

WHEREAS, Article VII, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) permits units of local government to obtain or share services and to jointly contract, combine or transfer any power, privilege, function or authority among themselves, and

WHEREAS, the Local Land Resource Management Planning Act (50 ILCS 805/6) provides that a municipality and a County may enter into intergovernmental agreements for joint or compatible planning, local land resource management administration and zoning ordinance enforcement, and

WHEREAS, the Village of Millbrook adopted a Comprehensive Plan on August 22, 2009, and

WHEREAS, all the property located within the described boundaries of the Village of Millbrook have been heretofore subject to the building and zoning codes of the County of Kendall, and to the County Flood Plain, Soil Erosion and Stormwater Management Ordinances, and

WHEREAS, the parties desire to continue that relationship,

NOW, THEREFORE, it is hereby agreed as follows:

- 1) The above recitals are incorporated by reference as if fully set forth herein.
- 2) That the Village of Millbrook has by ordinance duly adopted the Zoning Ordinance of the County of Kendall, the Building Code of the County of Kendall, ~~the Comprehensive Plan of the County of Kendall~~, ~~the Short-Term Rental Business Regulations of the County of Kendall~~, the Subdivision Control Ordinance of the County of Kendall, the Countywide Stormwater Management Ordinances as its own and further agrees that any subsequent text amendments to said ordinances and plans as may be adopted by Kendall County from time to time shall be adopted and incorporated by the Village of Millbrook as its own.
- 3) That for the consideration of \$1 annually the receipt and sufficiency of which is hereby acknowledged, the County of Kendall agrees to continue administering the County Ordinances for

the Village of Millbrook as described in Paragraph (2) above and in accordance with the procedures attached hereto as Exhibit A and incorporated herein by reference all of which have been duly adopted by the Village of Millbrook, and apply them to all properties located within the municipal boundaries of the Village of Millbrook.

4) In addition to the consideration set forth in Paragraph 3 above, the Village of Millbrook shall be responsible for all costs associated with the enforcement of the Zoning Ordinance of the County of Kendall, **the Short-Term Rental Business Regulations of the County of Kendall**, the Subdivision Control Ordinance of the County of Kendall, and the Countywide Stormwater Management Ordinance for cases within the boundaries of the Village of Millbrook. At the written request of the Village of Millbrook, Kendall County shall provide an estimated cost for investigating individual alleged violations. Upon approval of the cost estimate by the Village of Millbrook, Kendall County will conduct the necessary investigation and bill the Village of Millbrook accordingly. The Village of Millbrook shall reimburse the County of Kendall for any actual costs incurred acting on behalf of the Village of Millbrook as provided herein.

5) The Village of Millbrook shall defend with counsel of the County's own choosing, indemnify and hold harmless the County of Kendall, its past, present, and future board members, elected officials, insurers, employees and agents from and against any and all claims, liabilities, obligations, losses, penalties, fines, damages, and expenses and costs relating thereto including, but not limited to, attorney's fees and other legal expenses which the County, its board members, elected officials, insurers, employees and/or agents may sustain, incur or be required to pay arising in any manner out of the County's performance or alleged failure to perform its obligations pursuant to the Agreement.

6) That the Village of Millbrook shall secure, pay for and maintain throughout the period during which services are provided under this Agreement, general liability insurance with minimum limits of coverage equal to or greater than those limits maintained by the Village on the date of the execution of this agreement attached hereto as Ex. B and incorporated herein by reference. The Village's general liability coverage shall be primary coverage in circumstances of alleged or proved errors or negligence by the County or the County's employees, arising out of the County's performance or alleged failure to perform its obligations pursuant to this Agreement. The Village's coverage shall name the County of Kendall as an additional insured, with its members, representatives, officers, agents and employees. A certificate of insurance evidencing the required coverage and the appropriate additional insurer's endorsement shall be furnished to the County upon execution of this Agreement. Such insurance shall be modifiable or cancelable only upon written notice by registered mail, mailed to the County at least ninety (90) days in advance of such modification or cancellation. The Village shall furnish a copy of its insurance policies for examination by the County at any time upon demand of the County.

7) Kendall County shall maintain auto liability coverage for all County owned vehicles used by the County to perform its obligations pursuant to this Agreement. However, the Village of Millbrook shall pay the full cost of the deductible incurred by the County for any auto insurance claims arising out of or related to the County's performance of its obligations pursuant to this Agreement.

8) That this Agreement shall be **valid until August 20, 2028, for a term of four (4) years, commencing on the date of execution hereof,** subject to renewal by the parties at least 30 days before the expiration date, said renewal to be in writing.

9) This Agreement may be terminated by either party upon 30 days' written notice to the other party.

10) This Agreement represents the entire Agreement between the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the parties and may not be modified except in writing acknowledged by both parties.

11) This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and both of which shall constitute one and the same Agreement.

12) The County of Kendall and the Village of Millbrook each hereby warrant and represent that their respective signatures set forth below have been and are on the date of this Agreement duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

13) This Agreement shall be construed in accordance with the law and Constitution of the State of Illinois and if any provision is invalid for any reason such invalidations shall not render invalid other provisions which can be given effect without the invalid provision.

14) Any notice from either party to the other party hereto shall be in writing and shall be deemed served if mailed by prepaid certified mail addressed as follows:

Kendall County Administrator
504 S. Main Street ~~111 West Fox Street~~
Yorkville, Illinois 60560

Village of Millbrook
PO Box 51
Millbrook, Illinois 60536

VILLAGE OF MILLBROOK

COUNTY OF KENDALL

BY: _____
Village President- Jackie Kowalski

BY: _____
Chairman of Kendall County Board

ATTEST: _____
Village Clerk

ATTEST: _____
Kendall County Clerk

Exhibit A

Procedure for Processing Zoning & Subdivision Cases For The Village Of Millbrook Under County/Municipal Intergovernmental Agreement

Under the terms of the intergovernmental Agreements executed between the Village of Millbrook and Kendall County, the County PBZ staff as well as the Kendall County ~~ZPAC~~, Concept Review Committee, Regional Planning Commission, and Zoning Board of Appeals, will serve as the municipal staff and the municipal recommending bodies in providing the Village Board with recommendations on applications for zoning map amendments, Special Uses, subdivision plat approvals and zoning variance requests involving properties within the corporate boundaries or proposed for annexation into the corporate boundaries of the municipality. In each instance, the Village Board of the municipality shall be responsible for acting on the recommendations supplied and adopting any related ordinances approving such requests. The following outline shall be followed when filing and processing such applications:

1. Pre-Application Meeting:

Prior to the submission of any applications, the petitioner shall schedule a joint “pre-application” meeting with County staff and representatives of the affected municipality to review the proposed request and provide preliminary feedback as well as guidance regarding the steps involved in the processing of the application.

2. Filing of an Application:

- a.) Using the applicable application forms and handouts provided by the County, the petitioner will submit the requisite number of copies of application and supporting documents and plans along with all required fees to the Kendall County Planning Building and Zoning Department (PBZ).
- b.) Simultaneous to that filing, the applicant shall forward an original copy of the application forms along with a copy of all related plans and supporting documents to the Village Clerk of the affected municipality for creation of the Village’s Official file on the matter.

3. Review and Processing of Zoning Map Amendments and Special Uses:

~~a.) Zoning Map Amendments and Special Uses, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County’s ZPAC Committee,~~

Exhibit A

~~representatives from the affected municipality will be invited to participate as sitting members of the committee.~~

~~b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.~~

a e.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to the affected Village Clerk for filing of the report and posting of the agenda in an approved municipal location.

b d.) After review by **Staff ZPAC**, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.

c e.) All notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.

d f.) The County shall forward copies of the agenda, **and** staff report ~~and minutes of the ZPAC meeting~~ to KCRPC as well as the Clerk of the affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.

e g.) The County shall post copies of the agenda as required per County policies.

f h.) The Village Clerk shall also be responsible for posting of the agenda in an approved municipal location.

g i.) Following review and recommendation by the Regional Plan Commission, petitions involving a zoning map amendment shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the zoning matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.

Exhibit A

- h j.)** All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- i k.)** The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- j l.)** The County shall forward copies of the agenda, staff report and copy of the minutes of the KCRPC meeting to the ZBA as well as to the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- k m.)** The County shall post copies of the ZBA agenda as required per County policies. The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- l n.)** If the application involves a request for a Special Use, the petition shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the Special Use as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
- m o.)** All required notices required per State Statute and the County Zoning Ordinance shall be mailed and posted prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- n p.)** The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- o q.)** The County shall forward copies of the agenda, staff report and minutes of the KCRPC meeting to the ZBA as well as the Clerk of affected municipality for filing along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.

Exhibit A

- p f.)** The County shall post copies of the agenda as required per County policies.
- q s.)** The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- r t.)** Following review and recommendation by the ZBA, PBZ staff will forward to the appropriate Village Board a report summarizing all of the recommendations and actions taken by each of the review and recommending bodies along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- s u.)** Along with the report, PBZ staff will prepare a draft ordinance approving the requested map amendment or Special Use for action by the Village Board. The summary report and draft ordinance in addition to a copy of the minutes of the ZBA meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.
- t v.)** In the event a related annexation hearing is required, the Clerk shall coordinate with the applicant to insure proper notice has been supplied and shall be responsible for the preparation and posting of Board's Agenda.
- u w.)** Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
- v x.)** The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

4. Review and Processing of Preliminary and Final Subdivision Plats:

- ~~a.) Preliminary and/or Final Plats, shall first be forwarded to the Zoning and Platting Advisory Committee (ZPAC) for review and recommendation. In addition to the regular attendees of the County's ZPAC Committee, representatives from the affected municipality will be invited to participate as sitting members of the committee.~~**

Exhibit A

~~b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.~~

a e.) The County will prepare and post the required agendas and will forward a copy of the agenda and staff report to ~~the ZPAC members and~~ the affected Village Clerk for filing of the report and posting of the agenda in an approved municipal location.

b d.) After review by **Staff ZPAC**, their recommendation shall be forwarded to the next available meeting of the Kendall County Regional Plan Commission (KCRPC) for conduct of a public meeting, review and recommendation.

c e.) All required notices required per the Kendall County Zoning Ordinance and Plan Commission By-Laws shall be mailed and published prior to the meeting by the petitioner.

d f.) The County shall forward copies of the agenda, **and** staff report ~~and a copy of the minutes of the ZPAC meeting~~ to the KCRPC as well as the Clerk of affected municipality along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application for inclusion the Official Village file.

e g.) The County shall post copies of the agenda as required per County policies.

f h.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.

g i.) Following review and recommendation by the KCRPC, PBZ staff will prepare a report to the appropriate Village Board summarizing all of the recommendations and actions taken by each of the review and recommending bodies.

h j.) In addition to the summary the report, PBZ staff will prepare a draft ordinance approving the requested Preliminary and/or Final Plat for action by the Village Board. The summary report and draft ordinance shall NOT be forwarded to the appropriate Village Clerk for scheduling of the matter for action by the Village Board until such time as formal approval of the related

Exhibit A

preliminary and/or final engineering plans and or other supporting documents or agreements has been granted.

- i k.)** Once these approvals are received, PBZ staff will forward the summary report and draft ordinance in addition to a copy of the minutes of the KCRPC meeting to the appropriate Village Clerk along with copies of any revised plans, documents or supporting information submitted by the petitioner in support of the application.
- j l.)** The Village Clerk shall then schedule the matter for action by the Village Board and prepare the related agendas for posting.
- k m.)** Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
- l n.)** The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

5. Review and Processing of Zoning Variance:

- a.) Zoning Variances shall be forwarded to the next available meeting of the Kendall County Zoning Board of Appeals (ZBA) for the conduct of the formal Public Hearing on the matter as well as a review of the findings of fact and development of a recommendation to be submitted to the Village Board for their consideration and action.
- b.) All notices required per State Statute, the County Zoning Ordinance and ZBA By-Laws shall be mailed and published prior to the meeting by the petitioner. Copies of the notices shall be supplied by the petitioner to both the county and affected municipality for inclusion in the related case files.
- c.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.
- d.) The County shall prepare and forward copies of the agenda and staff report to the ZBA as well as the Clerk of affected municipality for filing along with copies of any related plans, documents or supporting information submitted to the county by the petitioner in support of the application.

Exhibit A

- e.) The County shall post copies of the agenda as required per County policies.
- f.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
- g.) Following review and recommendation by the ZBA, the PBZ staff will forward a report summarizing the findings and recommendations made by ZBA along with copies of any related plans, documents or supporting information submitted to the county by the petitioner in support of the application. Along with the report, PBZ staff will prepare a draft ordinance approving the variance for action by the Village Board.
- h.) The summary report, draft ordinance and minutes of the ZBA meeting shall be forwarded to the appropriate Village Clerk for filing and scheduling of the matter for action by the Village Board at the next available Board meeting.
- i.) The Village Clerk shall be responsible for the preparation and posting of Board's Agenda.
- j.) Following action by the Village Board, the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.
- k.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.

ILLINOIS MUNICIPAL LEAGUE RISK MANAGEMENT ASSOCIATION

**ENDORSEMENT #56
GENERAL PURPOSE ENDORSEMENT
ADDITIONAL COVERED PARTIES
COVERAGE ENDORSEMENT**

Member: **VILLAGE OF MILLBROOK**

Agreement No. [REDACTED]

Effective Date: **01/01/2026 - 01/01/2027**

Named Additional Protected Party or Entity: ***County of Kendall, its members, representatives, officers, agents and employees***

Name of Protected Subject Matter: **Intergovernmental Agreement**

With Respect to Contract or Agreement Titled (if applicable): **Intergovernmental Agreement**

Protection extends to the additional protected party or entity, and its employees, and agents.

COVERAGE EXTENSION. The coverages afforded by forms RMA L, RMA 1, RMA 2, RMA 4, RMA 5, and RMA 6, including all terms, conditions, limitations, exclusions and provisions contained therein, are extended to include the coverage afforded hereunder subject to the following additional limitations:

A. The coverage provided to the additional protected party or entity applies only to “bodily injury”, “property damage”, “personal injury”, “advertising injury”, or “wrongful act”, but only with respect to liability for "bodily injury", "property damage", "personal injury" and “advertising injury” or “wrongful act” caused, in whole or in part, by:

The negligent acts or omissions of the Member, its employees, elected or appointed officials, volunteers, service contractors, or consultants engaged or authorized by the Member to act on its behalf, in the performance of the Member’s ongoing operations while acting on behalf of the above-mentioned subject matter.

Coverage does not apply to “bodily injury” or “property damage” if the acts or omissions of the Member or those acting on behalf of the Member in conjunction with the above-mentioned subject matter did not directly cause the “occurrence”, “wrongful act” or other incident that results in a claim against the additional protected party or entity.

Coverage does not apply to “bodily injury” or “property damage” caused by the sole negligence of the additional protected party or entity.

The coverage provided to the additional protected party or entity is subject to all other terms, conditions, and exclusions of the Association’s coverage grant(s).

B. However, regardless of the provisions of paragraph A above:

1. The Association will not extend any coverage to any additional protected party or entity:

- a. That is not provided to the Member in the underlying coverage grant;
- b. That is any broader coverage than the Member is required to provide to the additional protected party or entity in any written contract or written agreement; and

2. The Association will not provide limits of coverage to any additional protected party or entity that exceed the lower of:

- a. \$1,000,000 per occurrence and \$1,000,000 annual aggregate; or
- b. The limits of coverage the Member is required to provide in any written contract or written agreement.

All other terms, conditions, limitations, exclusions and provisions of forms RMA L, RMA 1, RMA 2, RMA 4, RMA 5, and RMA 6 remain unchanged.



Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning
Meeting Date: 4/13/2026
Subject: Proposed Intergovernmental Agreements Between Kendall County the Four MS4 Townships Related to the Stormwater Management Plan Update
Prepared by: Matthew H. Asselmeier, AICP, CFM
Department: Planning, Building and Zoning

Action Requested:

Approval of Intergovernmental Agreements Between Kendall County and the Following Townships Regarding the Creation of a Stormwater Management Plan; the Applicable Township Shall Pay Kendall County \$3,000

- a. Kendall County and Oswego Township
- b. Kendall County and Bristol Township
- c. Kendall County and Kendall Township
- d. Kendall County and Na-Au-Say Township

Board/Committee Review:

Kendall County Planning, Building and Zoning Committee-Approval (4-0-1) of the Contract with WBK Engineering on February 9, 2026

Kendall County Board-Approval of the Contract with WBK Engineering on February 17, 2026

Fiscal impact:

The County budgeted \$12,000 in Line Item 131605-66500 to update this Plan.

Background and Discussion:

Kendall County last updated its Stormwater Management Plan in 2012.

The Planning, Building and Zoning Department was planning to update the Plan in FY25-26.

However, on December 15, 2025, the Illinois Environmental Protection Agency conducted an inspection of the County and advised the County that the Plan needed to be updated by August 1, 2026, in order to comply with the County's MS4 Permit.

Also at the December 15th meeting, discussion occurred regarding the County's MS4 jurisdiction. Four (4) townships (Oswego, Bristol, Na-Au-Say, and Kendall) are MS4s. The County Stormwater Management Plan does not have jurisdiction in the MS4 Townships, without Intergovernmental Agreements. At the February 9, 2026, Planning, Building and Zoning Committee meeting, the Committee favored offering to include the MS4 townships in the planning process if they individually contributed Three Thousand Dollars (\$3,000) to the project.

The attached Intergovernmental Agreements would include the MS4 townships in the planning process. As noted in the Agreements, none of the parties are bound to approve the Plan. If a party does not approve the Plan, the party would still have to create their own Plan. The scope of the Agreements is for the preparation of the Plan; the individual parties would be responsible for implementing the Plan.

The attached Intergovernmental Agreements are the same, except the individual township is identified as a party in their respective agreement and the township's point of contact in Section 10 are specific to the individual township.

The State's Attorney's Office has reviewed the template Agreement.

If approved by the Committee, the Administration Department would like for the townships to approve their respective Agreement before final approval is considered by the County Board.

Staff Recommendation:

Approval

Attachments:

Proposed Intergovernmental Agreement Between Kendall County and Oswego Township

Proposed Intergovernmental Agreement Between Kendall County and Bristol Township

Proposed Intergovernmental Agreement Between Kendall County and Kendall Township

Proposed Intergovernmental Agreement Between Kendall County and Na-Au-Say Township

**INTERGOVERNMENTAL AGREEMENT BETWEEN
KENDALL COUNTY, ILLINOIS, AND OSWEGO TOWNSHIP, ILLINOIS,
RELATING TO THE PREPARATION OF A STORMWATER MANAGEMENT PLAN**

THIS INTERGOVERNMENTAL AGREEMENT (*the “Agreement”*) is by and between the County of Kendall, a unit of local government of the State of Illinois (“*Kendall County*”), and Oswego Township, a unit of local government of the State of Illinois (*the “Township”*) for the creation of a joint stormwater management plan (“*Joint Plan*”).

WITNESSETH:

WHEREAS, the Township and Kendall County (*the “Parties”*) are units of local government within the meaning of Article VII, Section 1 of the Illinois Constitution of 1970 who are authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and

WHEREAS, the Constitution of the State of Illinois of 1970, Article VII, Section 10, provides that units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance and may use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, provides that any county may participate in an intergovernmental agreement under this Act notwithstanding the absence of specific authority under the State law to perform the service involved, provided that the unit of local government contracting with Kendall County has authority to perform the service; and

WHEREAS, the General National Pollutant Discharge Elimination Systems (NPDES) Permit No. ILR40 authorizes discharges from Small Municipal Separate Storm Sewer Systems (MS4s); and

WHEREAS, MS4s are defined in 40 CFR 122.26 (b)(16); and

WHEREAS, the Parties meet the definition of MS4s; and

WHEREAS, NPDES Permit No. ILR40, Part IV requires MS4s to develop a stormwater management program and defines what items are included in the stormwater water management program; and

WHEREAS, NPDES Permit No. ILR40, Part II (D) allows permittees to partner with other permittees to develop a stormwater management plan; and

WHEREAS, it is deemed to be in the best interests of the Parties to partner on the development of a stormwater management plan; and

NOW, THEREFORE, in consideration of the foregoing preambles, the mutual covenants contained herein and for good and valuable consideration, the sufficiency of which is agreed to by the Parties hereto, Kendall County and the Township covenant, agree and bind themselves as follows, to wit:

1. The foregoing preambles are hereby incorporated into this Agreement as if fully restated in this Paragraph 1, the same constituting the factual basis for this Agreement.
2. Upon the Township's payment of such sum by the agreed upon date noted in paragraph 7, Kendall County shall prepare a Joint Plan that includes the area governed by the Township.
3. Kendall County shall, at its sole discretion, select the consultant and shall provide staff to develop the Joint Plan.

4. The Township shall, as quickly as reasonably practicable, provide Kendall County, its consultants and staff, upon request, with any information required to develop the Joint Plan.
5. The Parties acknowledge that neither Party is required to adopt the Joint Plan which is the subject of this Agreement. If one or both parties choose not to adopt the Joint Plan, it is acknowledged that particular Party still needs to meet the requirements of NPDES Permit No. ILR40.
6. The Township understands and agrees that other units of local government may enter into agreements with Kendall County for inclusion in the preparation of the Joint Plan. The Joint Plan may therefore include areas under the jurisdiction of other units of government.
7. Within thirty (30) calendar days of the execution of this Agreement, the Township shall make a payment to Kendall County in the amount of Three Thousand Dollars (\$3,000).
8. The scope of this Agreement is restricted to the preparation of a Joint Plan. Neither Party assumes the requirements or responsibilities of the other Party for the other requirements contained in NPDES Permit No. ILR40.
9. This Agreement and the rights of the Parties hereunder may not be assigned (except by operation of law), and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the Parties hereto. Nothing in this Agreement, express or implied, is intended to confer upon any party, other than the Parties and their respective successors and assigns, any rights, remedies, obligations or liabilities under or by reason of such agreements.
10. Any notice required or permitted to be given pursuant to this Agreement shall be duly given if sent by fax, certified mail, or courier service and received. As such, all notices required or permitted hereunder shall be in writing and may be given by either (a) depositing the same in

the United States mail, addressed to the Party to be notified, postage prepaid and certified with the return receipt requested, (b) delivering the same in person, or (c) telecopying the same with electronic confirmation of receipt:

If to the County: Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, Illinois 60560

With copy to: Kendall County State's Attorney
807 John Street
Yorkville, Illinois, 60560

If to the Township: Community Resource Officer
Oswego Township
99 Boulder Hill Pass
Montgomery, IL 60538

Or such address or counsel as any Party hereto shall specify in writing pursuant to this Section from time to time.

11. This Agreement shall be interpreted and enforced under the laws of the State of Illinois. Any legal proceeding related to enforcement of this Agreement shall be brought in the Circuit Court of Kendall County, Twenty-Third Judicial Circuit, State of Illinois. In case any provision of this Agreement shall be declared and/or found invalid, illegal or unenforceable by a court of competent jurisdiction, such provision shall, to the extent possible, be modified by the court in such manner as to be valid, legal and enforceable so as to most nearly retain the intent of the Parties, and, if such modification is not possible, such provision shall be severed from this Agreement, and in either case the validity, legality, and enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby.

12. This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and each of which shall constitute one and the same Agreement.
13. This Agreement represents the entire agreement between the Parties regarding this subject matter and there are no other promises or conditions in any other agreement whether oral or written. Except as stated herein, this Agreement supersedes any other prior written or oral agreements between the Parties regarding its subject matter and may not be further modified except in writing acknowledged by all Parties.
14. Nothing contained in this Agreement, nor any act of Kendall County or the Township pursuant to this Agreement, shall be deemed or construed by any of the Parties hereto or by third persons, to create any relationship of third-party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving Kendall County and the Township.
15. Both parties affirm no Kendall County or Township officer or elected official has a direct or indirect pecuniary interest in this Agreement or, if any Kendall County or Township officer or elected official does have a direct or indirect pecuniary interest in this Agreement, that interest and the procedure followed to effectuate this Agreement has and will comply with 50 ILCS 105/3.
16. Township, its officer, employees, subcontractors, and agents agree not to commit unlawful discrimination/unlawful harassment and further agree to comply with all applicable provisions of the Illinois Human Rights Act, Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, the Age Discrimination Act, the Illinois Public Works Employment Discrimination Act, 775 ILCS 10/0.01 et seq., as amended, and all applicable

rules and regulations. Township, its officers, employees, subcontractors, and agents shall maintain a written sexual harassment policy that complies with the requirements of 775 ILCS 5/2-105 and shall comply with all fair employment practices and equal employment opportunity/affirmative action requirements set forth in applicable state and federal laws and regulations.

17. This Agreement may be terminated by either party upon written notice delivered to the other party at least thirty (30) calendar days prior to the effective date of termination. No additional payments, penalties and/or early termination charges shall be required upon termination of the Agreement.

18. Township certifies that Township, its 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). Township further certifies by signing this Agreement that Township, its subsidiaries and affiliates have not been convicted of, or are not barred for attempting to rig bids, price-fixing or attempting to fix prices as defined in the Sherman Anti-Trust Act and Clayton Act. 15 U.S.C. § 1 et seq.; and has not been convicted of or bared for bribery or attempting to bribe an officer or employee of a unit of state or local government or school district in the State of Illinois in that officer's or employee's official capacity. Nor has Township made an admission of guilt of such conduct that is a matter of record, nor has any official or officer of Township been so convicted nor made such an admission.

19. This Agreement shall be effective upon approval by Kendall County and the Township and the date of this Agreement shall be deemed as the last date of acceptance provided below.

**INTERGOVERNMENTAL AGREEMENT BETWEEN
KENDALL COUNTY, ILLINOIS, AND BRISTOL TOWNSHIP, ILLINOIS,
RELATING TO THE PREPARATION OF A STORMWATER MANAGEMENT PLAN**

THIS INTERGOVERNMENTAL AGREEMENT (*the “Agreement”*) is by and between the County of Kendall, a unit of local government of the State of Illinois (“*Kendall County*”), and Bristol Township, a unit of local government of the State of Illinois (*the “Township”*) for the creation of a joint stormwater management plan (“*Joint Plan*”).

WITNESSETH:

WHEREAS, the Township and Kendall County (*the “Parties”*) are units of local government within the meaning of Article VII, Section 1 of the Illinois Constitution of 1970 who are authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and

WHEREAS, the Constitution of the State of Illinois of 1970, Article VII, Section 10, provides that units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance and may use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, provides that any county may participate in an intergovernmental agreement under this Act notwithstanding the absence of specific authority under the State law to perform the service involved, provided that the unit of local government contracting with Kendall County has authority to perform the service; and

WHEREAS, the General National Pollutant Discharge Elimination Systems (NPDES) Permit No. ILR40 authorizes discharges from Small Municipal Separate Storm Sewer Systems (MS4s); and

WHEREAS, MS4s are defined in 40 CFR 122.26 (b)(16); and

WHEREAS, the Parties meet the definition of MS4s; and

WHEREAS, NPDES Permit No. ILR40, Part IV requires MS4s to develop a stormwater management program and defines what items are included in the stormwater water management program; and

WHEREAS, NPDES Permit No. ILR40, Part II (D) allows permittees to partner with other permittees to develop a stormwater management plan; and

WHEREAS, it is deemed to be in the best interests of the Parties to partner on the development of a stormwater management plan; and

NOW, THEREFORE, in consideration of the foregoing preambles, the mutual covenants contained herein and for good and valuable consideration, the sufficiency of which is agreed to by the Parties hereto, Kendall County and the Township covenant, agree and bind themselves as follows, to wit:

1. The foregoing preambles are hereby incorporated into this Agreement as if fully restated in this Paragraph 1, the same constituting the factual basis for this Agreement.
2. Upon the Township's payment of such sum by the agreed upon date noted in paragraph 7, Kendall County shall prepare a Joint Plan that includes the area governed by the Township.
3. Kendall County shall, at its sole discretion, select the consultant and shall provide staff to develop the Joint Plan.

4. The Township shall, as quickly as reasonably practicable, provide Kendall County, its consultants and staff, upon request, with any information required to develop the Joint Plan.
5. The Parties acknowledge that neither Party is required to adopt the Joint Plan which is the subject of this Agreement. If one or both parties choose not to adopt the Joint Plan, it is acknowledged that particular Party still needs to meet the requirements of NPDES Permit No. ILR40.
6. The Township understands and agrees that other units of local government may enter into agreements with Kendall County for inclusion in the preparation of the Joint Plan. The Joint Plan may therefore include areas under the jurisdiction of other units of government.
7. Within thirty (30) calendar days of the execution of this Agreement, the Township shall make a payment to Kendall County in the amount of Three Thousand Dollars (\$3,000).
8. The scope of this Agreement is restricted to the preparation of a Joint Plan. Neither Party assumes the requirements or responsibilities of the other Party for the other requirements contained in NPDES Permit No. ILR40.
9. This Agreement and the rights of the Parties hereunder may not be assigned (except by operation of law), and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the Parties hereto. Nothing in this Agreement, express or implied, is intended to confer upon any party, other than the Parties and their respective successors and assigns, any rights, remedies, obligations or liabilities under or by reason of such agreements.
10. Any notice required or permitted to be given pursuant to this Agreement shall be duly given if sent by fax, certified mail, or courier service and received. As such, all notices required or permitted hereunder shall be in writing and may be given by either (a) depositing the same in

the United States mail, addressed to the Party to be notified, postage prepaid and certified with the return receipt requested, (b) delivering the same in person, or (c) telecopying the same with electronic confirmation of receipt:

If to the County: Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, Illinois 60560

With copy to: Kendall County State's Attorney
807 John Street
Yorkville, Illinois, 60560

If to the Township: Highway Commissioner
Bristol Township
P.O. Box 165
Bristol, IL 60512

Or such address or counsel as any Party hereto shall specify in writing pursuant to this Section from time to time.

11. This Agreement shall be interpreted and enforced under the laws of the State of Illinois. Any legal proceeding related to enforcement of this Agreement shall be brought in the Circuit Court of Kendall County, Twenty-Third Judicial Circuit, State of Illinois. In case any provision of this Agreement shall be declared and/or found invalid, illegal or unenforceable by a court of competent jurisdiction, such provision shall, to the extent possible, be modified by the court in such manner as to be valid, legal and enforceable so as to most nearly retain the intent of the Parties, and, if such modification is not possible, such provision shall be severed from this Agreement, and in either case the validity, legality, and enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby.

12. This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and each of which shall constitute one and the same Agreement.
13. This Agreement represents the entire agreement between the Parties regarding this subject matter and there are no other promises or conditions in any other agreement whether oral or written. Except as stated herein, this Agreement supersedes any other prior written or oral agreements between the Parties regarding its subject matter and may not be further modified except in writing acknowledged by all Parties.
14. Nothing contained in this Agreement, nor any act of Kendall County or the Township pursuant to this Agreement, shall be deemed or construed by any of the Parties hereto or by third persons, to create any relationship of third-party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving Kendall County and the Township.
15. Both parties affirm no Kendall County or Township officer or elected official has a direct or indirect pecuniary interest in this Agreement or, if any Kendall County or Township officer or elected official does have a direct or indirect pecuniary interest in this Agreement, that interest and the procedure followed to effectuate this Agreement has and will comply with 50 ILCS 105/3.
16. Township, its officer, employees, subcontractors, and agents agree not to commit unlawful discrimination/unlawful harassment and further agree to comply with all applicable provisions of the Illinois Human Rights Act, Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, the Age Discrimination Act, the Illinois Public Works Employment Discrimination Act, 775 ILCS 10/0.01 et seq., as amended, and all applicable

rules and regulations. Township, its officers, employees, subcontractors, and agents shall maintain a written sexual harassment policy that complies with the requirements of 775 ILCS 5/2-105 and shall comply with all fair employment practices and equal employment opportunity/affirmative action requirements set forth in applicable state and federal laws and regulations.

17. This Agreement may be terminated by either party upon written notice delivered to the other party at least thirty (30) calendar days prior to the effective date of termination. No additional payments, penalties and/or early termination charges shall be required upon termination of the Agreement.

18. Township certifies that Township, its 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). Township further certifies by signing this Agreement that Township, its subsidiaries and affiliates have not been convicted of, or are not barred for attempting to rig bids, price-fixing or attempting to fix prices as defined in the Sherman Anti-Trust Act and Clayton Act. 15 U.S.C. § 1 et seq.; and has not been convicted of or bared for bribery or attempting to bribe an officer or employee of a unit of state or local government or school district in the State of Illinois in that officer's or employee's official capacity. Nor has Township made an admission of guilt of such conduct that is a matter of record, nor has any official or officer of Township been so convicted nor made such an admission.

19. This Agreement shall be effective upon approval by Kendall County and the Township and the date of this Agreement shall be deemed as the last date of acceptance provided below.

**INTERGOVERNMENTAL AGREEMENT BETWEEN
KENDALL COUNTY, ILLINOIS, AND KENDALL TOWNSHIP, ILLINOIS,
RELATING TO THE PREPARATION OF A STORMWATER MANAGEMENT PLAN**

THIS INTERGOVERNMENTAL AGREEMENT (*the “Agreement”*) is by and between the County of Kendall, a unit of local government of the State of Illinois (“*Kendall County*”), and Kendall Township, a unit of local government of the State of Illinois (*the “Township”*) for the creation of a joint stormwater management plan (“*Joint Plan*”).

WITNESSETH:

WHEREAS, the Township and Kendall County (*the “Parties”*) are units of local government within the meaning of Article VII, Section 1 of the Illinois Constitution of 1970 who are authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and

WHEREAS, the Constitution of the State of Illinois of 1970, Article VII, Section 10, provides that units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance and may use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, provides that any county may participate in an intergovernmental agreement under this Act notwithstanding the absence of specific authority under the State law to perform the service involved, provided that the unit of local government contracting with Kendall County has authority to perform the service; and

WHEREAS, the General National Pollutant Discharge Elimination Systems (NPDES) Permit No. ILR40 authorizes discharges from Small Municipal Separate Storm Sewer Systems (MS4s); and

WHEREAS, MS4s are defined in 40 CFR 122.26 (b)(16); and

WHEREAS, the Parties meet the definition of MS4s; and

WHEREAS, NPDES Permit No. ILR40, Part IV requires MS4s to develop a stormwater management program and defines what items are included in the stormwater water management program; and

WHEREAS, NPDES Permit No. ILR40, Part II (D) allows permittees to partner with other permittees to develop a stormwater management plan; and

WHEREAS, it is deemed to be in the best interests of the Parties to partner on the development of a stormwater management plan; and

NOW, THEREFORE, in consideration of the foregoing preambles, the mutual covenants contained herein and for good and valuable consideration, the sufficiency of which is agreed to by the Parties hereto, Kendall County and the Township covenant, agree and bind themselves as follows, to wit:

1. The foregoing preambles are hereby incorporated into this Agreement as if fully restated in this Paragraph 1, the same constituting the factual basis for this Agreement.
2. Upon the Township's payment of such sum by the agreed upon date noted in paragraph 7, Kendall County shall prepare a Joint Plan that includes the area governed by the Township.
3. Kendall County shall, at its sole discretion, select the consultant and shall provide staff to develop the Joint Plan.

4. The Township shall, as quickly as reasonably practicable, provide Kendall County, its consultants and staff, upon request, with any information required to develop the Joint Plan.
5. The Parties acknowledge that neither Party is required to adopt the Joint Plan which is the subject of this Agreement. If one or both parties choose not to adopt the Joint Plan, it is acknowledged that particular Party still needs to meet the requirements of NPDES Permit No. ILR40.
6. The Township understands and agrees that other units of local government may enter into agreements with Kendall County for inclusion in the preparation of the Joint Plan. The Joint Plan may therefore include areas under the jurisdiction of other units of government.
7. Within thirty (30) calendar days of the execution of this Agreement, the Township shall make a payment to Kendall County in the amount of Three Thousand Dollars (\$3,000).
8. The scope of this Agreement is restricted to the preparation of a Joint Plan. Neither Party assumes the requirements or responsibilities of the other Party for the other requirements contained in NPDES Permit No. ILR40.
9. This Agreement and the rights of the Parties hereunder may not be assigned (except by operation of law), and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the Parties hereto. Nothing in this Agreement, express or implied, is intended to confer upon any party, other than the Parties and their respective successors and assigns, any rights, remedies, obligations or liabilities under or by reason of such agreements.
10. Any notice required or permitted to be given pursuant to this Agreement shall be duly given if sent by fax, certified mail, or courier service and received. As such, all notices required or permitted hereunder shall be in writing and may be given by either (a) depositing the same in

the United States mail, addressed to the Party to be notified, postage prepaid and certified with the return receipt requested, (b) delivering the same in person, or (c) telecopying the same with electronic confirmation of receipt:

If to the County: Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, Illinois 60560

With copy to: Kendall County State's Attorney
807 John Street
Yorkville, Illinois, 60560

If to the Township: Highway Commissioner
Kendall Township
9925 Route 47
Yorkville, IL 60560

Or such address or counsel as any Party hereto shall specify in writing pursuant to this Section from time to time.

11. This Agreement shall be interpreted and enforced under the laws of the State of Illinois. Any legal proceeding related to enforcement of this Agreement shall be brought in the Circuit Court of Kendall County, Twenty-Third Judicial Circuit, State of Illinois. In case any provision of this Agreement shall be declared and/or found invalid, illegal or unenforceable by a court of competent jurisdiction, such provision shall, to the extent possible, be modified by the court in such manner as to be valid, legal and enforceable so as to most nearly retain the intent of the Parties, and, if such modification is not possible, such provision shall be severed from this Agreement, and in either case the validity, legality, and enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby.

12. This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and each of which shall constitute one and the same Agreement.
13. This Agreement represents the entire agreement between the Parties regarding this subject matter and there are no other promises or conditions in any other agreement whether oral or written. Except as stated herein, this Agreement supersedes any other prior written or oral agreements between the Parties regarding its subject matter and may not be further modified except in writing acknowledged by all Parties.
14. Nothing contained in this Agreement, nor any act of Kendall County or the Township pursuant to this Agreement, shall be deemed or construed by any of the Parties hereto or by third persons, to create any relationship of third-party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving Kendall County and the Township.
15. Both parties affirm no Kendall County or Township officer or elected official has a direct or indirect pecuniary interest in this Agreement or, if any Kendall County or Township officer or elected official does have a direct or indirect pecuniary interest in this Agreement, that interest and the procedure followed to effectuate this Agreement has and will comply with 50 ILCS 105/3.
16. Township, its officer, employees, subcontractors, and agents agree not to commit unlawful discrimination/unlawful harassment and further agree to comply with all applicable provisions of the Illinois Human Rights Act, Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, the Age Discrimination Act, the Illinois Public Works Employment Discrimination Act, 775 ILCS 10/0.01 et seq., as amended, and all applicable

rules and regulations. Township, its officers, employees, subcontractors, and agents shall maintain a written sexual harassment policy that complies with the requirements of 775 ILCS 5/2-105 and shall comply with all fair employment practices and equal employment opportunity/affirmative action requirements set forth in applicable state and federal laws and regulations.

17. This Agreement may be terminated by either party upon written notice delivered to the other party at least thirty (30) calendar days prior to the effective date of termination. No additional payments, penalties and/or early termination charges shall be required upon termination of the Agreement.

18. Township certifies that Township, its 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). Township further certifies by signing this Agreement that Township, its subsidiaries and affiliates have not been convicted of, or are not barred for attempting to rig bids, price-fixing or attempting to fix prices as defined in the Sherman Anti-Trust Act and Clayton Act. 15 U.S.C. § 1 et seq.; and has not been convicted of or bared for bribery or attempting to bribe an officer or employee of a unit of state or local government or school district in the State of Illinois in that officer's or employee's official capacity. Nor has Township made an admission of guilt of such conduct that is a matter of record, nor has any official or officer of Township been so convicted nor made such an admission.

19. This Agreement shall be effective upon approval by Kendall County and the Township and the date of this Agreement shall be deemed as the last date of acceptance provided below.

**INTERGOVERNMENTAL AGREEMENT BETWEEN
KENDALL COUNTY, ILLINOIS, AND NA-AU-SAY TOWNSHIP, ILLINOIS,
RELATING TO THE PREPARATION OF A STORMWATER MANAGEMENT PLAN**

THIS INTERGOVERNMENTAL AGREEMENT (*the “Agreement”*) is by and between the County of Kendall, a unit of local government of the State of Illinois (“*Kendall County*”), and Na-Au-Say Township, a unit of local government of the State of Illinois (*the “Township”*) for the creation of a joint stormwater management plan (“*Joint Plan*”).

WITNESSETH:

WHEREAS, the Township and Kendall County (*the “Parties”*) are units of local government within the meaning of Article VII, Section 1 of the Illinois Constitution of 1970 who are authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and

WHEREAS, the Constitution of the State of Illinois of 1970, Article VII, Section 10, provides that units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance and may use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

WHEREAS, the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, provides that any county may participate in an intergovernmental agreement under this Act notwithstanding the absence of specific authority under the State law to perform the service involved, provided that the unit of local government contracting with Kendall County has authority to perform the service; and

WHEREAS, the General National Pollutant Discharge Elimination Systems (NPDES) Permit No. ILR40 authorizes discharges from Small Municipal Separate Storm Sewer Systems (MS4s); and

WHEREAS, MS4s are defined in 40 CFR 122.26 (b)(16); and

WHEREAS, the Parties meet the definition of MS4s; and

WHEREAS, NPDES Permit No. ILR40, Part IV requires MS4s to develop a stormwater management program and defines what items are included in the stormwater water management program; and

WHEREAS, NPDES Permit No. ILR40, Part II (D) allows permittees to partner with other permittees to develop a stormwater management plan; and

WHEREAS, it is deemed to be in the best interests of the Parties to partner on the development of a stormwater management plan; and

NOW, THEREFORE, in consideration of the foregoing preambles, the mutual covenants contained herein and for good and valuable consideration, the sufficiency of which is agreed to by the Parties hereto, Kendall County and the Township covenant, agree and bind themselves as follows, to wit:

1. The foregoing preambles are hereby incorporated into this Agreement as if fully restated in this Paragraph 1, the same constituting the factual basis for this Agreement.
2. Upon the Township's payment of such sum by the agreed upon date noted in paragraph 7, Kendall County shall prepare a Joint Plan that includes the area governed by the Township.
3. Kendall County shall, at its sole discretion, select the consultant and shall provide staff to develop the Joint Plan.

4. The Township shall, as quickly as reasonably practicable, provide Kendall County, its consultants and staff, upon request, with any information required to develop the Joint Plan.
5. The Parties acknowledge that neither Party is required to adopt the Joint Plan which is the subject of this Agreement. If one or both parties choose not to adopt the Joint Plan, it is acknowledged that particular Party still needs to meet the requirements of NPDES Permit No. ILR40.
6. The Township understands and agrees that other units of local government may enter into agreements with Kendall County for inclusion in the preparation of the Joint Plan. The Joint Plan may therefore include areas under the jurisdiction of other units of government.
7. Within thirty (30) calendar days of the execution of this Agreement, the Township shall make a payment to Kendall County in the amount of Three Thousand Dollars (\$3,000).
8. The scope of this Agreement is restricted to the preparation of a Joint Plan. Neither Party assumes the requirements or responsibilities of the other Party for the other requirements contained in NPDES Permit No. ILR40.
9. This Agreement and the rights of the Parties hereunder may not be assigned (except by operation of law), and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the Parties hereto. Nothing in this Agreement, express or implied, is intended to confer upon any party, other than the Parties and their respective successors and assigns, any rights, remedies, obligations or liabilities under or by reason of such agreements.
10. Any notice required or permitted to be given pursuant to this Agreement shall be duly given if sent by fax, certified mail, or courier service and received. As such, all notices required or permitted hereunder shall be in writing and may be given by either (a) depositing the same in

the United States mail, addressed to the Party to be notified, postage prepaid and certified with the return receipt requested, (b) delivering the same in person, or (c) telecopying the same with electronic confirmation of receipt:

If to the County: Director
Kendall County Planning, Building & Zoning
504 South Main Street
Yorkville, Illinois 60560

With copy to: Kendall County State's Attorney
807 John Street
Yorkville, Illinois, 60560

If to the Township: Highway Commissioner
Na-Au-Say Township
1312 Wheeler Road
Plainfield, IL 60544

Or such address or counsel as any Party hereto shall specify in writing pursuant to this Section from time to time.

11. This Agreement shall be interpreted and enforced under the laws of the State of Illinois. Any legal proceeding related to enforcement of this Agreement shall be brought in the Circuit Court of Kendall County, Twenty-Third Judicial Circuit, State of Illinois. In case any provision of this Agreement shall be declared and/or found invalid, illegal or unenforceable by a court of competent jurisdiction, such provision shall, to the extent possible, be modified by the court in such manner as to be valid, legal and enforceable so as to most nearly retain the intent of the Parties, and, if such modification is not possible, such provision shall be severed from this Agreement, and in either case the validity, legality, and enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby.

12. This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and each of which shall constitute one and the same Agreement.
13. This Agreement represents the entire agreement between the Parties regarding this subject matter and there are no other promises or conditions in any other agreement whether oral or written. Except as stated herein, this Agreement supersedes any other prior written or oral agreements between the Parties regarding its subject matter and may not be further modified except in writing acknowledged by all Parties.
14. Nothing contained in this Agreement, nor any act of Kendall County or the Township pursuant to this Agreement, shall be deemed or construed by any of the Parties hereto or by third persons, to create any relationship of third-party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving Kendall County and the Township.
15. Both parties affirm no Kendall County or Township officer or elected official has a direct or indirect pecuniary interest in this Agreement or, if any Kendall County or Township officer or elected official does have a direct or indirect pecuniary interest in this Agreement, that interest and the procedure followed to effectuate this Agreement has and will comply with 50 ILCS 105/3.
16. Township, its officer, employees, subcontractors, and agents agree not to commit unlawful discrimination/unlawful harassment and further agree to comply with all applicable provisions of the Illinois Human Rights Act, Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, the Age Discrimination Act, the Illinois Public Works Employment Discrimination Act, 775 ILCS 10/0.01 et seq., as amended, and all applicable

rules and regulations. Township, its officers, employees, subcontractors, and agents shall maintain a written sexual harassment policy that complies with the requirements of 775 ILCS 5/2-105 and shall comply with all fair employment practices and equal employment opportunity/affirmative action requirements set forth in applicable state and federal laws and regulations.

17. This Agreement may be terminated by either party upon written notice delivered to the other party at least thirty (30) calendar days prior to the effective date of termination. No additional payments, penalties and/or early termination charges shall be required upon termination of the Agreement.

18. Township certifies that Township, its 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). Township further certifies by signing this Agreement that Township, its subsidiaries and affiliates have not been convicted of, or are not barred for attempting to rig bids, price-fixing or attempting to fix prices as defined in the Sherman Anti-Trust Act and Clayton Act. 15 U.S.C. § 1 et seq.; and has not been convicted of or bared for bribery or attempting to bribe an officer or employee of a unit of state or local government or school district in the State of Illinois in that officer's or employee's official capacity. Nor has Township made an admission of guilt of such conduct that is a matter of record, nor has any official or officer of Township been so convicted nor made such an admission.

19. This Agreement shall be effective upon approval by Kendall County and the Township and the date of this Agreement shall be deemed as the last date of acceptance provided below.



Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning
Meeting Date: 4/13/2026
Subject: Approval of Amended 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 an Amended 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:

Kendall County Planning, Building and Zoning Committee-Approval of Original Proposal (5-0) on December 8, 2025

Kendall County Board-Approval of Original Proposal on December 16, 2025

Fiscal impact:

N/A

Background and Discussion:

At their meeting in December 2025, the County Board approved Kendall County's General Permit for Discharges from Small Municipal Separate Storm Sewer Systems.

However, on December 15, 2025, the Illinois Environmental Protection Agency conducted an inspection of the County and advised that the County's MS4 jurisdiction did not include the four (4) townships that are their own MS4. Specifically, information related to Oswego, Bristol, Kendall, and Na-Au-Say Townships should not be included in the County's Permit.

Accordingly, the following amendments are proposed to the Notice of Intent:

1. The County's population was reduced to reflect the population of the unincorporated area in the five (5) non-MS4 townships.
2. The County's address was updated to 504 S. Main Street, Yorkville.
3. The area of land was reduced to reflect the square miles of the unincorporated area of the five (5) non-MS4 townships.
4. In F.1, additional training information was included.
5. In F.2, additional information was added regarding inspections of stormwater discharges and municipal facilities
6. In F.4, a catch basin cleaning schedule and street sweeping cleaning schedule were added.

7. In F.6, recording keeping information was updated.

Staff Recommendation:

Approval

Attachments:

Amended 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): 26,391
2. MS4 Mailing Address: 504 S. Main 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@kendallcountyiil.gov

General Information

4. Latitude and Longitude at approximate geographical center of MS4 for which you are requesting authorization to discharge:
 Latitude: 41 38 27 Longitude: 88 22 16
Degrees Minutes Seconds Degrees Minutes 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: 155.8
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)	<input checked="" type="radio"/> Yes <input type="radio"/> No
Aux Sable Creek (fecal coliform)	<input checked="" type="radio"/> Yes <input type="radio"/> No
Big Rock Creek	<input type="radio"/> Yes <input checked="" type="radio"/> No
Clear Creek (dissolved oxygen, mercury)	<input type="radio"/> Yes <input checked="" type="radio"/> No
East Aux Sable Creek	<input type="radio"/> Yes <input checked="" type="radio"/> No
Hollenback Creek	<input type="radio"/> Yes <input checked="" type="radio"/> No
Knutson Creek	<input type="radio"/> Yes <input checked="" type="radio"/> No
Lisbon Creek	<input type="radio"/> Yes <input checked="" type="radio"/> No
Little Slough Creek	<input type="radio"/> Yes <input checked="" type="radio"/> No
Little Rock Creek	<input type="radio"/> Yes <input checked="" type="radio"/> No
Middle Aux Sable Creek	<input type="radio"/> Yes <input checked="" type="radio"/> No
Morgan Creek	<input type="radio"/> Yes <input checked="" type="radio"/> 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	<input type="radio"/> Yes <input checked="" type="radio"/> No
Roods Creek	<input type="radio"/> Yes <input checked="" type="radio"/> No
Saratoga Creek	<input type="radio"/> Yes <input checked="" type="radio"/> No
Valley Run	<input type="radio"/> Yes <input checked="" type="radio"/> No
Walley Run	<input type="radio"/> Yes <input checked="" type="radio"/> No
Waubonsie Creek	<input type="radio"/> Yes <input checked="" type="radio"/> No
West Aux Sable Creek	<input type="radio"/> Yes <input checked="" type="radio"/> No
Blackberry Creek (fecal coliform)	<input checked="" type="radio"/> Yes <input type="radio"/> 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

Construction Site Runoff Control

Public Participation/Involvement

Post-Construction Runoff Control

Illicit Discharge Detection and Elimination

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: _____

[Empty text box for BMP Number]

BMP Number: _____

[Empty text box for 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: _____

[Empty text box for 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: _____

[Empty text box for additional information]

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: _____

[Empty text box for additional information]

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 maintenance.

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, Planning, 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. Keep a log of staff attendees at each training event.

Milestones

Year 1: Providing training materials and opportunities to County staff and township personnel. Document staff training and keep a log.

Year 2: Providing training materials and opportunities to County staff and township personnel. Document staff training and keep a log.

Year 3: Providing training materials and opportunities to County staff and township personnel. Document staff training and keep a log.

Year 4: Providing training materials and opportunities to County staff and township personnel. Document staff training and keep a log.

Year 5: Providing training materials and opportunities to County staff and township personnel. Document staff training and keep a log.

Additional Info

BMP Number: _____

[Empty rectangular box for additional information]

F.2 Inspection and Maintenance Program

Brief Description of BMP

Kendall County will develop a municipal facility and stormwater control inventory as part of the updated Storm Water Management Plan. Visual inspections of municipal facilities and observation of storm water discharges from the facilities will be performed quarterly. Inspections may be reduced to a semi-annual basis if no corrective actions have occurred over the previous 12 months.

Measurable Goals, including frequencies

Quarterly visual inspection of municipal facilities and storm water discharges. Record and maintain inspection log as inspections are performed.

Milestones

Year 1: Visual inspections of municipal facilities and storm water discharges.

Year 2: Visual inspections of municipal facilities and storm water discharges.

Year 3: Visual inspections of municipal facilities and storm water discharges.

Year 4: Visual inspections of municipal facilities and storm water discharges.

Year 5: Visual inspections of municipal facilities and storm water discharges.

Additional Info

BMP Number: _____

[Empty rectangular box for additional information]

F.3 Municipal Operations Storm Water Control

Brief Description of BMP

Kendall County will keep on-site a digital or physical log and map of areas to include the municipally owned and operated facilities, storm water control locations, storm water outfalls, and receiving waters.

Measurable Goals, including frequencies

Update municipal facility log and maps annually or as-needed.

Milestones

Year 1: Create a log and map of municipally owned and operated facilities, storm water control locations and outfalls, and receiving waters.

Year 2: Update municipally owned and operated facility logs and map annually and as-needed.

Year 3: Update municipally owned and operated facility logs and map annually and as-needed.

Year 4: Update municipally owned and operated facility logs and map annually and as-needed.

Year 5: Update municipally owned and operated facility logs and map annually and as-needed.

Additional Info

BMP Number: _____

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

Kendall County will develop a catch basin cleaning schedule and evaluate existing street sweeping frequency and timing. Modifications will be made to the schedule as needed to minimize the impacts of County operations on storm water run-off.

Milestones

Year 1: Create schedule for catch basin cleaning and street sweeping. Continue to minimize the impact of County operations on storm water run-off.

Year 2: Perform regularly scheduled catch basin cleaning and street sweeping, and modify frequency as needed. Continue to minimize the impact of County operations on storm water run-off.

Year 3: Perform regularly scheduled catch basin cleaning and street sweeping, and modify frequency as needed. Continue to minimize the impact of County operations on storm water run-off.

Year 4: Perform regularly scheduled catch basin cleaning and street sweeping, and modify frequency as needed. Continue to minimize the impact of County operations on storm water run-off.

Year 5: Perform regularly scheduled catch basin cleaning and street sweeping, and modify frequency as needed. Continue to minimize the impact of County operations on storm water 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. Records of monitoring data, NOIs, and annual reports shall be kept for at least 5-years.

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 and 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 Agenda Briefing

Meeting Type: Planning, Building and Zoning
Meeting Date: 4/13/2026
Subject: Special Use Enforcement Update
Prepared by: Matthew H. Asselmeier, AICP, CFM
Department: Planning, Building and Zoning

Action Requested:

Special Use Permit Enforcement Update

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

At the February meeting, the PBZ Department reported that we were working with property owners at Boulder Hill Market, Budd Road, Ament Road, and Collins Road to address certain special use permit issues. The Department is still investigating the issue at Boulder Hill Market. The owner of the property on Ament Road continues to work with the County to come into compliance. The violation notice was sent to the owner of the property on Budd Road on February 27th and the owner is waiting for the weather to improve in order to install the required asphalt driveway. The citation is still pending for the property in the 2000 block of Collins Road.

The properties on the list of licensed daycare centers provided by the Circuit Clerk's Office have been added to the pre-violation report. There are four (4) remaining properties and the follow-up dates for all four (4) properties is April 27th.

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

Thanks,

MHA

A PROCLAMATION
Declaring Historic Preservation Month in Kendall County, Illinois



WHEREAS, historic preservation is an effective tool for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, “All People Are Created Equal” is a theme adopted by the National Trust for Historic Preservation and embraced by Kendall County as we celebrate our historic built environment and work to preserve the places that matter to the citizens of our County; and

THEREFORE, the Board of Kendall County do proclaim May as National Preservation Month, and call upon the people of Kendall County to join their fellow citizens across the United States in recognizing and participating in this special observance.

ADOPTED BY THE COUNTY BOARD THIS 5TH DAY OF MAY, 2026.

Attest:

Matt Kellogg
County Board Chairman

Debbie Gillette
County Clerk



Kendall County Agenda Briefing

Meeting Type: Planning, Building and Zoning
Meeting Date: 4/13/2026
Subject: Approval of Agreement Related to Historic Structure Survey of Unincorporated Oswego Township
Prepared by: Matthew H. Asselmeier, AICP, CFM
Department: Planning, Building and Zoning

Action Requested:

Approval of a Recommendation Regarding a Memorandum of Agreement Related to an Historic Structure Survey of Unincorporated Oswego Township

Previous Board/Committee Review:

N/A

Fiscal impact:

N/A

Background and Discussion:

In October 2025, the County was approached by the consultant working for the data center project at 16929 Ridge Road asking if the County would like to participate in consultation for the project because the County is a Certified Local Government. The project would involve the demolition of several structures on the subject property.

The County originally requested One Hundred Sixteen Thousand Dollars (\$116,000) to conduct structure surveys of Big Grove, Lisbon, and Oswego Townships. The project consultant countered with the current proposal which is Sixty-Two Thousand Dollars (\$62,000) to conduct an historic structure survey of unincorporated Oswego Township, specifically the “rural” portions of Oswego Township, Boulder Hill, Shore Heights, and Gastville.

The County’s Historic Preservation Consultant, Wiss, Janney, Elstner Associates, Inc. (WJE), has been asked to prepare a contract and scope of work for the survey, pending approval of the subject proposed agreement. WJE is presently doing historic structure surveys of unincorporated Na-Au-Say and Seward Township and has completed the survey work for 16929 Ridge Road.

Staff Recommendation:

Approval

Attachments:

Proposed Agreement

**MEMORANDUM OF AGREEMENT AMONG
EQUINIX LLC
THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY,
AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING MINOOKA DATA CENTER PROJECT, KENDALL COUNTY,
ILLINOIS
(SHPO LOG #007011025)**

WHEREAS, Equinix LLC (Owner) plans to undertake the Minooka Data Center (Project) in Kendall County, Illinois, in a 368-acre area generally bounded by Wildy Road on the north, Ridge Road on the west, Holt Road on the south, and parcel boundaries on the east (Attachment 1 – Project Location Map); and

WHEREAS, the Project requires a National Pollutant Discharge Elimination System (NPDES) permit from the Illinois Environmental Protection Agency (IEPA), thereby making the project an Undertaking subject to review under the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) and its implementing rules (17 IAC 4180) (Act); and

WHEREAS, the Owner has consulted with the Illinois State Historic Preservation Office (SHPO), a Division of the Illinois Department of Natural Resources (IDNR), pursuant to the Act; and

WHEREAS, the State Historic Preservation Office (SHPO) currently resides within IDNR (Office), and the Director of IDNR is the duly designated State Historic Preservation Officer (Officer); and

WHEREAS, the Officer Determined that thirty-four (34) archaeological sites and isolated finds reported by the Owner in the Phase I Archaeological Survey reports completed for the project and submitted to the SHPO on September 8, 2025, and December 4, 2025, are not eligible for listing on the National Register of Historic Places (NRHP) and will not be adversely affected by the undertaking; and

WHEREAS, the Officer Determined two additional archaeological sites, 11Ke1434 and 11Ke1435, require additional testing to determine their NRHP eligibility status; and

WHEREAS, on October 1, 2025, the Officer determined that two properties within the Project's Area of Potential Effects (APE) are eligible to be listed on the National Register of Historic Places (NRHP), including the farmstead at 16929 Ridge Rd., Minooka (Resource 09) and a corn crib at 17045 Ridge Rd., Minooka (Resource 10); and

WHEREAS, the Officer has determined that the Undertaking will have an adverse effect on the farmstead at 16929 Ridge Rd. (Resource 09) that is eligible for the NRHP; and

WHEREAS, the public was notified of the Undertaking and given an opportunity to comment on the adverse effect in notices published in the *Morris Herald-News* on November 19, 2025,

and the *Kendall County Record* and *Joliet Herald-News* on November 20, 2025, with no comments received (Attachment 2); and

WHEREAS, the Kendall County Historic Preservation Commission has requested consulting party status and requested funding for a historic resource survey of a Kendall County Township; and

WHEREAS; the Owner agreed to fund a survey of unincorporated Oswego Township (including the rural area of Oswego Township, Boulder Hill, Shore Heights, and Gastville); and

NOW, THEREFORE, the Owner, IEPA, and the Officer agree that the Undertaking shall be implemented in accordance with the following stipulations in this Memorandum of Agreement (Agreement) in order to mitigate the adverse effects of this Undertaking to the NRHP-eligible properties and the potentially NRHP-eligible properties.

STIPULATIONS

- I. **ARCHAEOLOGICAL TESTING AND/OR MITIGATION (11Ke1434 and 11Ke1435)**
 - A. As sites 11Ke1434 and 11Ke1435 cannot be avoided by Project activities, the Owner shall retain an archaeological contractor(s) of its choice (Archaeological Contractor) who meets the Secretary of the Interior’s Qualifications (36 CFR Part 61, https://www.nps.gov/history/local-law/arch_stnds_9.htm) to complete the field testing, NRHP assessments, and data recovery efforts (if required). The Archaeological Contractor shall:
 1. Upon execution of this MOA, the Owner will oversee development of a Research Design outlining the proposed methodology for the field testing activities for sites 11Ke1434 and 11Ke1435. The Research Design shall be approved by the Officer prior to initiation of field studies.
 2. Upon completion of field testing as per the research design stipulations, the Owner will oversee preparation of a report assessing the NRHP eligibility of sites 11Ke1434 and 11Ke1435.
 3. If the Officer determines that either or both 11Ke1434 and 11Ke1435 sites qualify as eligible for NRHP listing, the Owner will complete mitigation activities for the sites in consultation with the Officer and according to an approved Data Recovery Research Design.
 4. Sites 11Ke1434 and 11Ke1435 will be protected and avoided by all project activities until they are determined not eligible for NRHP listing or adverse effects have been successfully mitigated for sites determined NRHP eligible.

- II. **ARCHITECTURAL MITIGATION (Preparation of Historic Resource Documentation Report for the NRHP-Eligible Farmstead at 16929 Ridge Road)**
 - A. The Owner shall retain a historical contractor(s) of its choice (Historical Contractor) who meets the Secretary of the Interior’s Qualifications (36 CFR Part 61, https://www.nps.gov/history/local-law/arch_stnds_9.htm) to

complete documentation and associated research efforts. The Historical Contractor shall:

1. Conduct field documentation including high resolution digital photography of the farmstead and grounds including the exterior of the house and outbuildings as well as interior of the barn and the contributing garage and shed. Map each historic component on the property and provide a detailed site plan and interior sketch plans of the outbuildings.
 2. Conduct archival research focused on the history of the property and its occupants to establish a narrative history of the resource. The resulting narrative will establish ownership history as well as the historical building chronology, including its initial design and construction of the dwelling and barn and subsequent additions to each.
 3. Prepare a Historic Illinois Building Survey (HIBS) report and geospatial deliverable summarizing the results. The report will include a physical description of the property, a narrative history, photographs, and an architectural chronology and analysis of the farmstead.
 4. Upon Officer confirmation in writing that all of the final HIBS photographs to complete HIBS recordation has been collected, the demolition of the buildings may commence.
 5. The Contractor shall prepare and email a 95% draft of the HIBS recordation in .pdf format to the Officer for review and comment.
 6. When the Officer accepts the 95% draft submission, in writing, the Contractor shall incorporate into the recordation any comments that the Officer provides and complete the final documentation.
 7. Upon completion of the final documentation, the Agency and/or Contractor shall submit the following to the Officer:
 - a. One archival clamshell of sufficient size to encapsulate the HIBS recordation.
 - b. One copy of the HIBS recordation, on archival materials, according to HIBS specifications for deposit in the Abraham Lincoln Presidential Library and Museum.
 - c. One digital record (download, link, flash drive, CD, or DVD) with the complete HIBS recordation for posting on the SHPO website.
 - d. One digital record (download, link, flash drive, CD, or DVD) with the complete HIBS recordation shall be provided to the Kendall County Historic Preservation Commission.
- B. The Owner or Owner's representative shall provide a one-time monetary donation in the amount of \$62,000 to the Kendall County Historic Preservation Commission to support historic preservation activities.

1. The contribution shall be used exclusively for completion of a survey of unincorporated Oswego Township (including the rural area of Oswego Township, Boulder Hill, Shore Heights, and Gastville) by a consultant who meets the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) in a manner consistent with previous township surveys conducted within the county.
2. The Owner shall remit the contribution to the Kendall County Historic Preservation Commission prior to the demolition of contributing buildings on the NRHP-Eligible Farmstead at 16929 Ridge Road.
3. The Kendall County Historic Preservation Commission shall administer the funds in accordance with applicable laws and regulations and shall ensure that the funds are used in a manner consistent with this stipulation.
4. The Owner shall provide the SHPO with written confirmation of payment, including proof of remittance, within 5 business days of payment. This stipulation shall be considered fulfilled upon confirmation that the monetary contribution has been made.

III. DURATION

This Agreement shall be effective until such time as all of its terms are satisfied or it is amended or terminated and replaced. Prior to such time, the Owner may consult with the other signatories to reconsider the terms of the Agreement and amend it in accordance with Stipulation VI AMENDMENTS below. The Owner shall notify the signatories as to the course of action it will pursue.

IV. POST-REVIEW ENCOUNTERS

If previously unidentified historic (NRHP-listed or eligible) properties are encountered or if unanticipated effects to historic properties or archaeological sites are identified, the Owner shall consult with the Officer immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated encounter of human remains or burials, the Owner understands and agrees that it must immediately stop work within the area of encounter, consult with the Officer, and comply with the Human Remains Protection Act (20 ILCS 3440) and its implementing rules (17 IAC 4170) as administered by IDNR, which provides that no human remains shall be disturbed without a permit issued by IDNR. An Unanticipated Discovery Plan for the project is included as Attachment 2.

V. MONITORING AND REPORTING

Each year following the execution of this Agreement until it expires or is terminated, Owner shall provide all parties to this Agreement a summary report detailing work undertaken pursuant to its terms. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in

Owner's efforts to carry out the terms of this Agreement.

VI. DISPUTE RESOLUTION

Should any signatory to this Agreement object at any time to any actions proposed or the manner in which the terms of this Agreement are implemented, the Owner shall consult with the signatories to resolve the objection. If the signatories cannot agree regarding a dispute, the signatories shall utilize the procedures provided in 20 ILCS 3420/4e.

A. The Owner's responsibility to carry out all other actions subject to the terms of this Agreement that are not the subject of the dispute remain unchanged.

VII. AMENDMENTS

This Agreement may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy is signed by all of the signatories.

VIII. TERMINATION

If any signatory to this Agreement determines that its terms become impossible to carry out, that party shall immediately consult with the other signatories to attempt to develop an amendment per Stipulations V and VI above. If within thirty (30) days an amendment cannot be reached, any signatory may terminate the Agreement upon written notification to the other signatories.

IX. COUNTERPARTS; FACSIMILE OR .PDF SIGNATURES

This Agreement may be executed in counterparts, each of which shall be considered an original and together shall be one and the same Agreement. A facsimile or .pdf copy of this Agreement and any signatures thereon will be considered for all purposes as an original.

EXECUTION of this Agreement by signatories, and the implementation of its terms evidence that the signatories have afforded the Officer an opportunity to comment on the effects of the Undertaking in compliance with the Act. Project construction may commence upon execution of this document.

[Signature Pages to follow]

**MEMORANDUM OF AGREEMENT AMONG
EQUINIX LLC
THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY,
AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING MINOOKA DATA CENTER PROJECT, KENDALL COUNTY,
ILLINOIS
(SHPO LOG #007011025)**

SIGNATORY



EQUINIX LLC

By: _____ Date: 03/16/2026

Alex Miller
Director, Design Delivery
EQUINIX, LLC

**MEMORANDUM OF AGREEMENT AMONG
EQUINIX LLC
THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY,
AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING MINOOKA DATA CENTER PROJECT, KENDALL COUNTY,
ILLINOIS
(SHPO LOG #007011025)**

SIGNATORY

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

Signature: _____ Date: _____


Name: _____

Title: _____

**MEMORANDUM OF AGREEMENT AMONG
EQUINIX LLC
THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY,
AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING MINOOKA DATA CENTER PROJECT, KENDALL COUNTY,
ILLINOIS
(SHPO LOG #007011025)**

SIGNATORY

ILLINOIS DEPUTY STATE HISTORIC PRESERVATION OFFICER (OFFICER)

By:  _____ Date: 3/17/2026

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer
Illinois Department of Natural Resources

**MEMORANDUM OF AGREEMENT AMONG
EQUINIX LLC
THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY,
AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING MINOOKA DATA CENTER PROJECT, KENDALL COUNTY,
ILLINOIS
(SHPO LOG #007011025)**

CONCURRING PARTY

KENDALL COUNTY BOARD CHAIRMAN

By: _____ Date: _____
Matt Kellogg
Chairman
Kendall County Board

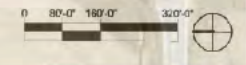
ATTACHMENT 1 – Project Location Map



ATTACHMENT 2 – Public Outreach



CAMPUS REFERENCE PLAN
1" = 167.4'



■ Historic-Age Barn (to Remain)
■ Historic-Age Resource (to be Demolished)

0 200 400
 Scale in Feet

NOTICE TO THE PUBLIC OF HISTORIC PROPERTIES ADVERSE EFFECT

One Historic-Age Property located in the Village of Minooka, Kendall County, Illinois

Equinix, LLC is developing a data center campus in the Village of Minooka, Kendall County, Illinois. The project site encompasses approximately 368 acres (including a 68-acre land-bank) with seven buildings totaling roughly 1,099,000 square feet of data-center space. The development plan incorporates landscape screening including dense, native plantings designed to create natural buffers, meadows, and areas of diverse habitat. A multi-use path is proposed along Ridge Road to support community access and connectivity. In addition, Equinix will preserve a historic barn located near Ridge Road to recognize and maintain the area's cultural heritage. At full capacity, the campus is expected to utilize up to 345 kV from ComEd's local transmission substation.

In accordance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) and its implementing rules (17 IAC 4180) (Act), the Illinois State Historic Preservation Office determined the Project will have an adverse effect on one (1) historic-age property that is eligible for listing in the National Register of Historic Places (NRHP):

- 16929 Ridge Road, Minooka, IL (Resource 09)

In order to resolve these adverse effects pursuant to the Act, Equinix, LLC is seeking public input as potential mitigation options are developed to offset adverse effects to the resource. Any person or group wishing to submit comments regarding the adverse effects to the historic property may do so in writing by December 8, 2025. Comments should be directed to Christine Leggio, Senior Cultural Resource Specialist, at cnleggio@burnsmcd.com or (484) 772-4378.

Public Outreach Summary

In order to resolve these adverse effects pursuant to the Act, Burns & McDonnell, on behalf of Equinix, sought public input as potential mitigation options are developed to offset adverse effects to these resources. A Public Notification explaining the anticipated adverse visual effects to the historic properties as a result of the Project was sent to the below-summarized newspapers and organizations within and around the Project area (Table 1: Summary of Outreach Efforts). The notification sought input from individual community members in addition to historical organizations, local governments, and other representatives of locally affected communities.

Table 1: Summary of Outreach Efforts

Newspaper	Contact Summary	Date Ad Posted	Response Due	Notes/Comments
The Morris Herald	Contacted paper on 11/18/2025 at 9:45am and left voicemail looking to confirm public notification contact email. Contacted the email on Shaw Media Morris Herald Information Page asking to confirm the contact point before sending notice.	11/19/2025	12/3/2025	Print only.
Joliet Herald	Initially contacted on 11/18/2025. Payment sent and notification posted on 11/20/2025.	11/20/2025	12/4/2025	Print only.
Shaw Local (Kendall County Now News)	Initially contacted on 11/6/2025. Payment sent and notification posted on 11/20/2025.	11/20/2025	12/04/2025	Print only
City/Village	Contact Summary	Date Contacted	Response Due	Notes/Comments
Village of Minooka	Notice and Project Study Area sent on 11/18/2025.	11/18/2025	12/8/2025	No response received
Village of Channahon	Notice and Project Study Area sent on 11/18/2025.	11/18/2025	12/8/2025	No response received
Village of Joliet	Notice and Project Study Area sent on 11/18/2025.	11/18/2025	12/8/2025	No response received
Historical Societies/ Preservation Groups	Contact Summary	Date Contacted	Response Due	Notes/Comments
Kendall County Historical Commission	Notice emailed to masselmeier@kendallcountyil.gov on 11/18/2025.	10/24/2025	12/8/2025	Response stated Kendall County would like to participate in the consultation process.
Joliet Area Historical Museum	Notice emailed to masselmeier@kendallcountyil.gov on 11/18/2025.	11/18/2025	12/8/2025	No response received

Burns & McDonnell received no expressions of interest in participating in consultation regarding the affected historic resources from the contacted local governments and the Joliet Area Historical Museum. Kendall County Historical Commission requested to participate in the consultation process (Table 2: Summary of Participating Agencies). The original correspondence is included in its entirety in Attachment B.

After the close of the public comment period on December 4, 2025, Burns & McDonnell received no public comments regarding the affected historic resources.

Table 2: Summary of Participating Agencies

Name	Contact Info.	Response Date	Response Summary
Kendall County Historical Commission	masselmeier@kendallcountyil.gov	29-Oct; 24-Nov	<p>Email – 10/29/2025: Matt Asselmeier on behalf of Kendall County Historical Commission stated Kendall County would like to participate in the consultation process.</p> <p>Email – 11/24/2025: Matt Asselmeier on behalf of Kendall County Historical Commission asked whether the project proponent be willing to finance an historical structure survey in one of Kendall County’s townships?</p>



Kendall County

Minooka

Equinix Minooka Data Center Project

Ridge Road between I-80 and Wildy Road, Section:25-Township:35N-Range:8E, Section:36-Township:35N-Range:8E

NPDES, SHPO Log #007011025

October 1, 2025

Derek Martin

Burns & McDonnell

Thank you for your submission of the requested Architectural Resource Survey and Archaeology Survey for the Equinix Minooka Data Center Project to be constructed in Kendall County, which we received on 9/8/25 (SHPO Log# 007011025). Because this project requires a permit from the IL Environmental Protection Agency (IEPA), our comments are required by the [Illinois State Agency Historic Resources Preservation Act](#) (20 ILCS 3420) and [its implementing rules](#) (17 IAC 4180) (Act).


The Archaeology Survey is currently under review. We concur that the following architectural resources are eligible for listing on the National Register of Historic Places (NRHP):

- Farmstead at 16929 Ridge Rd., Minooka (Resource 09) Criterion A, agriculture
- Corn Crib at 17045 Ridge Rd., Minooka (Resource 10) Criterion C, architecture

Since this project will be directly behind and/or adjacent to the NRHP eligible Farmstead at 16929 Ridge Rd., please provide a project site plan (including any proposed vegetative screening plans) for review and comment.

Please submit the requested information to AnnaMargaret.Barris@Illinois.gov for review and comment, referencing SHPO Log# 007011025. Failure to submit project changes for review and comment may result in an adverse effect determination pursuant to the Act.

Sincerely,


Carey L. Mayer, AIA

Deputy State Historic Preservation Officer

From: [Bartlett, Courtney](#)
To: ["cityclerk@joliet.gov"](mailto:cityclerk@joliet.gov)
Cc: [Leggio, Christine N \(Chrissy\)](#)
Bcc: [Harris, Brandy M](#)
Subject: NOTICE TO THE PUBLIC OF HISTORIC PROPERTIES ADVERSE EFFECT
Date: Tuesday, November 18, 2025 3:29:00 PM
Attachments: [Project Study Area.pdf](#)

NOTICE TO THE PUBLIC OF HISTORIC PROPERTIES ADVERSE EFFECT

One Historic-Age Property located in the Village of Minooka, Kendall County, Illinois

Equinix, LLC is developing a data center campus in the Village of Minooka, Kendall County, Illinois. The project site encompasses approximately 368 acres (including a 68-acre land-bank) with seven buildings totaling roughly 1,099,000 square feet of data-center space. The development plan incorporates landscape screening including dense, native plantings designed to create natural buffers, meadows, and areas of diverse habitat. A multi-use path is proposed along Ridge Road to support community access and connectivity. In addition, Equinix will preserve a historic barn located near Ridge Road to recognize and maintain the area's cultural heritage. At full capacity, the campus is expected to utilize up to 345 kV from ComEd's local transmission substation.

In accordance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) and its implementing rules (17 IAC 4180) (Act), the Illinois State Historic Preservation Office determined the Project will have an adverse effect on one (1) historic-age property that is eligible for listing in the National Register of Historic Places (NRHP):

- 16929 Ridge Road, Minooka, IL (Resource 09)

In order to resolve these adverse effects pursuant to the Act, Equinix, LLC is seeking public input as potential mitigation options are developed to offset adverse effects to the resource. Any person or group wishing to submit comments regarding the adverse effects to the historic property may do so in writing by December 8, 2025. Comments should be directed to Christine Leggio, Senior Cultural Resource Specialist, at cnleggio@burnsmcd.com or (484) 772-4378.

Thank you for your time,

Courtney Bartlett \ Burns & McDonnell
Assistant Environmental Scientist
o (737) 263-3151
cbartlett@burnsmcd.com \ burnsmcd.com

Bridgepoint Building 4, 6200 Bridge Point Pkwy #400, Austin, TX 78730 \ Austin, TX 78759

From: [Bartlett, Courtney](#)
To: ["g_peerbolte@jolietmuseum.org"](mailto:g_peerbolte@jolietmuseum.org)
Cc: [Leggio, Christine N \(Chrissy\)](#)
Bcc: [Harris, Brandy M](#)
Subject: NOTICE TO THE PUBLIC OF HISTORIC PROPERTIES ADVERSE EFFECT
Date: Tuesday, November 18, 2025 10:35:00 AM

NOTICE TO THE PUBLIC OF HISTORIC PROPERTIES ADVERSE EFFECT

One Historic-Age Property located in the Village of Minooka, Kendall County, Illinois

Equinix, LLC is developing a data center campus in the Village of Minooka, Kendall County, Illinois. The project site encompasses approximately 368 acres (including a 68-acre land-bank) with seven buildings totaling roughly 1,099,000 square feet of data-center space. The development plan incorporates landscape screening including dense, native plantings designed to create natural buffers, meadows, and areas of diverse habitat. A multi-use path is proposed along Ridge Road to support community access and connectivity. In addition, Equinix will preserve a historic barn located near Ridge Road to recognize and maintain the area's cultural heritage. At full capacity, the campus is expected to utilize up to 345 kV from ComEd's local transmission substation.

In accordance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) and its implementing rules (17 IAC 4180) (Act), the Illinois State Historic Preservation Office determined the Project will have an adverse effect on one (1) historic-age property that is eligible for listing in the National Register of Historic Places (NRHP):

- 16929 Ridge Road, Minooka, IL (Resource 09)

In order to resolve these adverse effects pursuant to the Act, Equinix, LLC is seeking public input as potential mitigation options are developed to offset adverse effects to the resource. Any person or group wishing to submit comments regarding the adverse effects to the historic property may do so in writing by December 8, 2025. Comments should be directed to Christine Leggio, Senior Cultural Resource Specialist, at cnleggio@burnsmcd.com or (484) 772-4378.

Thank you for your time,

Courtney Bartlett \ Burns & McDonnell
Assistant Environmental Scientist

o (737) 263-3151

cbartlett@burnsmcd.com \ burnsmcd.com

Bridgepoint Building 4, 6200 Bridge Point Pkwy #400, Austin, TX 78730 \ Austin, TX 78759

From: [Bartlett, Courtney](#)
To: ["lanselme@channahon.org"](mailto:lanselme@channahon.org)
Cc: [Leggio, Christine N \(Chrissy\)](#)
Subject: RE: NOTICE TO THE PUBLIC OF HISTORIC PROPERTIES ADVERSE EFFECT
Date: Tuesday, November 18, 2025 3:28:00 PM
Attachments: [Project Study Area.pdf](#)

Please see the attached Project Study Area.

Courtney Bartlett \ Burns & McDonnell

Assistant Environmental Scientist

o (737) 263-3151

cbartlett@burnsmcd.com \ burnsmcd.com

Bridgepoint Building 4, 6200 Bridge Point Pkwy #400, Austin, TX 78730 \ Austin, TX 78759

From: Bartlett, Courtney
Sent: Tuesday, November 18, 2025 3:27 PM
To: lanselme@channahon.org
Cc: Leggio, Christine N (Chrissy) <cnleggio@burnsmcd.com>
Subject: NOTICE TO THE PUBLIC OF HISTORIC PROPERTIES ADVERSE EFFECT

NOTICE TO THE PUBLIC OF HISTORIC PROPERTIES ADVERSE EFFECT

One Historic-Age Property located in the Village of Minooka, Kendall County, Illinois

Equinix, LLC is developing a data center campus in the Village of Minooka, Kendall County, Illinois. The project site encompasses approximately 368 acres (including a 68-acre land-bank) with seven buildings totaling roughly 1,099,000 square feet of data-center space. The development plan incorporates landscape screening including dense, native plantings designed to create natural buffers, meadows, and areas of diverse habitat. A multi-use path is proposed along Ridge Road to support community access and connectivity. In addition, Equinix will preserve a historic barn located near Ridge Road to recognize and maintain the area's cultural heritage. At full capacity, the campus is expected to utilize up to 345 kV from ComEd's local transmission substation.

In accordance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) and its implementing rules (17 IAC 4180) (Act), the Illinois State Historic Preservation Office determined the Project will have an adverse effect on one (1) historic-age property that is eligible for listing in the National Register of Historic Places (NRHP):

- 16929 Ridge Road, Minooka, IL (Resource 09)

In order to resolve these adverse effects pursuant to the Act, Equinix, LLC is seeking public input as potential mitigation options are developed to offset adverse effects to the resource. Any person or group wishing to submit comments regarding the adverse effects to the historic property may do so in writing by December 8, 2025. Comments should be directed to Christine Leggio, Senior Cultural Resource Specialist, at cnleggio@burnsmcd.com or (484) 772-4378.

Thank you for your time,

Courtney Bartlett \ Burns & McDonnell

Assistant Environmental Scientist

o (737) 263-3151

cbartlett@burnsmcd.com \ burnsmcd.com

Bridgepoint Building 4, 6200 Bridge Point Pkwy #400, Austin, TX 78730 \ Austin, TX 78759

From: [Bartlett, Courtney](#)
To: orsola.evola@minooka.com
Cc: [Leggio, Christine N \(Chrissy\)](#)
Bcc: [Harris, Brandy M](#)
Subject: NOTICE TO THE PUBLIC OF HISTORIC PROPERTIES ADVERSE EFFECT
Date: Tuesday, November 18, 2025 3:26:00 PM
Attachments: [Project Study Area.pdf](#)

NOTICE TO THE PUBLIC OF HISTORIC PROPERTIES ADVERSE EFFECT

One Historic-Age Property located in the Village of Minooka, Kendall County, Illinois

Equinix, LLC is developing a data center campus in the Village of Minooka, Kendall County, Illinois. The project site encompasses approximately 368 acres (including a 68-acre land-bank) with seven buildings totaling roughly 1,099,000 square feet of data-center space. The development plan incorporates landscape screening including dense, native plantings designed to create natural buffers, meadows, and areas of diverse habitat. A multi-use path is proposed along Ridge Road to support community access and connectivity. In addition, Equinix will preserve a historic barn located near Ridge Road to recognize and maintain the area's cultural heritage. At full capacity, the campus is expected to utilize up to 345 kV from ComEd's local transmission substation.

In accordance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) and its implementing rules (17 IAC 4180) (Act), the Illinois State Historic Preservation Office determined the Project will have an adverse effect on one (1) historic-age property that is eligible for listing in the National Register of Historic Places (NRHP):

- 16929 Ridge Road, Minooka, IL (Resource 09)

In order to resolve these adverse effects pursuant to the Act, Equinix, LLC is seeking public input as potential mitigation options are developed to offset adverse effects to the resource. Any person or group wishing to submit comments regarding the adverse effects to the historic property may do so in writing by December 8, 2025. Comments should be directed to Christine Leggio, Senior Cultural Resource Specialist, at cnleggio@burnsmcd.com or (484) 772-4378.

Thank you for your time,

Courtney Bartlett \ Burns & McDonnell
Assistant Environmental Scientist
o (737) 263-3151

cbartlett@burnsmcd.com \ burnsmcd.com

Bridgepoint Building 4, 6200 Bridge Point Pkwy #400, Austin, TX 78730 \ Austin, TX 78759

NOTICE TO THE PUBLIC OF HISTORIC PROPERTIES ADVERSE EFFECT

One Historic-Age Property located in the Village of Minooka, Kendall County, Illinois

Equinix, LLC is developing a data center campus in the Village of Minooka, Kendall County, Illinois. The project site encompasses approximately 368 acres (including a 68-acre land-bank) with seven buildings totaling roughly 1,099,000 square feet of data-center space. The development plan incorporates landscape screening including dense, native plantings designed to create natural buffers, meadows, and areas of diverse habitat. A multi-use path is proposed along Ridge Road to support community access and connectivity. In addition, Equinix will preserve a historic barn located near Ridge Road to recognize and maintain the area's cultural heritage. At full capacity, the campus is expected to utilize up to 345 kV from ComEd's local transmission substation.

In accordance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) and its implementing rules (17 IAC 4180) (Act), the Illinois State Historic Preservation Office determined the Project will have an adverse effect on one (1) historic-age property that is eligible for listing in the National Register of Historic Places (NRHP):

- 16929 Ridge Road, Minooka, IL (Resource 09)

In order to resolve these adverse effects pursuant to the Act, Equinix, LLC is seeking public input as potential mitigation options are developed to offset adverse effects to the resource. Any person or group wishing to submit comments regarding the adverse effects to the historic property may do so in writing by December 4, 2025. Comments should be directed to Christine Leggio, Senior Cultural Resource Specialist, at cnleggio@burnsmcd.com or (484) 772-4378.

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION

Salesperson: CORWIN DEETS

Printed at 11/18/25 10:07 by cdeet-sm

Acct #: 10225739

Ad #: 2287815

Status: New

BURNS & MCDONNELL
#400
6200 BRIDGE POINT PKWY
AUSTIN TX 78730

Start: 11/20/2025 Stop: 11/20/2025
Times Ord: 1 Times Run: ***
CLEG 1.00 X 73.00 Words: 275
Total CLEG 73.00

Class: C8100 PUBLIC NOTICES
Rate: LEGAL Cost: 106.02

Affidavits: 1

Ad Descrpt: HISTORIC PROPERTIES NOTIC
Descr Cont: 2287815

Given by: COURTNEY BARTLETT

P.O. #:

Created: cdeet 11/18/25 09:55

Last Changed: cdeet 11/18/25 10:06

Contact:

Phone: (737)263-3151

Fax#:

Email: cbartlett@burnsmcd.com

Agency:

URL: _____

Source: _____

Section: _____ Page: ____

Camera Ready: N

Group: LEGALS AdType: _____

Misc: _____

Proof: _____

Pickup Date: _____ Ad#: _____

Delivery Instr: _____

Pickup Src: _____

Changes: None ___ Copy ___ Art ___ Size ___ Copy Chg Every Run ___

Coupon: ___ Color: _____

Gang Ad #: _____

Ad Copy Method: _____

Special Instr: _____

COMMENTS:

COPIED from AD 2286791

PUB ZONE EDT TP RUN DATES
KCR CL 97 S 11/20
WKR CL 99 S 11/20
APNW CL 97 S 11/20

(CONTINUED ON NEXT PAGE)

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: CORWIN DEETS

Printed at 11/18/25 10:07 by cdeet-sm

Acct #: 10225739

Ad #: 2287815

Status: New

**NOTICE TO THE PUBLIC
OF HISTORIC PROPERTIES
ADVERSE EFFECT**

One Historic-Age Property
located in the Village of
Minooka, Kendall County,
Illinois

Equinix, LLC is developing
a data center campus in the
Village of Minooka, Kendall
County, Illinois. The project
site encompasses approxi-
mately 368 acres (including
a 68-acre land-bank) with
seven buildings totaling
roughly 1,099,000 square
feet of data-center space.
The development plan incor-
porates landscape screening
including dense, native
plantings designed to create
natural buffers, meadows,
and areas of diverse habitat.
A multi-use path is proposed
along Ridge Road to support
community access and con-
nectivity. In addition, Equinix
will preserve a historic barn
located near Ridge Road to
recognize and maintain the
area's cultural heritage. At
full capacity, the campus is
expected to utilize up to 345
KV from ComEd's local trans-
mission substation.

In accordance with the Illi-
nois State Agency Historic
Resources Preservation Act
(20 ILCS 3420) and its im-
plementing rules (17 IAC
4180) (Act), the Illinois
State Historic Preservation
Office determined the Project
will have an adverse effect
on one (1) historic-age
property that is eligible for
listing in the National Regis-
ter of Historic Places
(NRHP):

• 16929 Ridge Road,
Minooka, IL (Resource 09)

In order to resolve these ad-
verse effects pursuant to the
Act, Equinix, LLC is seeking
public input as potential mit-
igation options are devel-
oped to offset adverse effects
to the resource. Any person
or group wishing to submit
comments regarding the ad-
verse effects to the historic
property may do so in writ-
ing by December 4, 2025.
Comments should be direct-
ed to Christine Leggio, Se-
nior Cultural Resource Spe-
cialist, at cnleggio@bumsm
cd.com or (484) 772-
4378.

(Published in Kendall
County Record Nov. 20,
2025) 2287815

From: [Jack Guldenbecker](#)
To: [Bartlett, Courtney](#)
Cc: [Harris, Brandy M](#); [Leggio, Christine N \(Chrissy\)](#)
Subject: RE: Publishing a Public Notice Inquiry
Date: Tuesday, November 18, 2025 9:04:42 AM
Attachments: [image001.png](#)

Good morning,

We do not publish notice for anything other than our own public meetings. The Morris Herald, Joliet Herald, and Kendall County Record are who we file notice with when we have the need to do so.

Take care,

Jack Guldenbecker
Community Development Officer
Village of Minooka
121 E. McEvilly Road
Minooka, IL 60447
815-467-2151 ext. 2203
331-231-8347 cell
815-467-3599 fax
www.minooka.com



From: Bartlett, Courtney <cbartlett@burnsmcd.com>
Sent: Tuesday, November 18, 2025 8:45 AM
To: Jack Guldenbecker <jack.guldenbecker@minooka.com>
Cc: Harris, Brandy M <bmharris@burnsmcd.com>; Leggio, Christine N (Chrissy) <cnleggio@burnsmcd.com>
Subject: Publishing a Public Notice Inquiry

Good morning,

I would like to confirm that this is the correct email to send a request for publishing a public notice to. I understand y'all's paper is selective in its publishing and am happy to send over our public notice for DRAFT review. Once approved for publication and a date is set for publication, I will be able to send over a FINAL document (with only a minor change in date).

Please let me know if there is any additional information needed outside of the DRAFT notice, and I look forward to working with you.

Thank you,

Courtney Bartlett \ Burns & McDonnell

Assistant Environmental Scientist

o (737) 263-3151

cbartlett@burnsmcd.com \ burnsmcd.com

Bridgepoint Building 4, 6200 Bridge Point Pkwy #400, Austin, TX 78730 \ Austin, TX 78759

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.

From: [Matt Asselmeier](#)
To: [Harris, Brandy M](#); [Leggio, Christine N \(Chrissy\)](#)
Cc: [Jeff Wehrli](#); [Christina Burns](#); [Itle, Ken](#)
Subject: RE: [External] Invitation to Participate in Consultation - Notification of Adverse Effect to an Eligible Historic Resource in Kendall County
Date: Wednesday, January 28, 2026 11:22:37 AM

Brandy:

We would like to survey unincorporated Oswego Township (including the rural area of Oswego Township, Boulder Hill, Shore Heights, and Gastville) at a cost of \$62,000.

As mentioned in my previous email, we would like Wiss, Janney, Elstner Associates, Inc. to conduct the survey.

If you have any questions, please let me know.

If you believe a phone call is necessary, please let me know and we will arrange a call.

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: Harris, Brandy M <bmharris@burnsmcd.com>
Sent: Wednesday, January 28, 2026 9:56 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>; Leggio, Christine N (Chrissy) <cnleggio@burnsmcd.com>
Cc: Jeff Wehrli <jeffw.ent.2022@gmail.com>; Christina Burns <cburns@kendallcountyil.gov>
Subject: RE: [External] Invitation to Participate in Consultation - Notification of Adverse Effect to an Eligible Historic Resource in Kendall County

Hi Matt!

We have discussed your request with the project proponent and the SHPO and would like to offer survey of one township as supplemental mitigation to the archival documentation of the farmstead proposed for demolition. Would you be able to provide an updated cost and identify one township for documentation? I'd be happy to jump on a call to discuss.

Thanks,
Brandy

Brandy Harris \ Burns & McDonnell
Associate \ Natural and Cultural Resources Section Manager \ National Cultural
Resources TSA Lead
O 737-263-2784 \ **M** 512-558-2884
bmharris@burnsmcd.com \ burnsmcd.com
6200 Bridge Point Parkway \ Suite 400 \ Austin, TX 78730

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Thursday, January 8, 2026 8:06 AM
To: Leggio, Christine N (Chrissy) <cnleggio@burnsmcd.com>
Cc: Harris, Brandy M <bmharris@burnsmcd.com>; Jeff Wehrli <jeffw.ent.2022@gmail.com>;
Christina Burns <cburns@kendallcountyil.gov>
Subject: RE: [External]Invitation to Participate in Consultation - Notification of Adverse Effect to an
Eligible Historic Resource in Kendall County

Christine:

We would like to request \$116,000 to conduct structure surveys of unincorporated Big Grove, Lisbon (including Plattville), and Oswego Townships (including Boulder Hill, Shore Heights, and Gastville).

The County previously conducted historic structure surveys in unincorporated Bristol and Kendall Townships, that survey can be viewed here,
<https://www.kendallcountyil.gov/home/showpublisheddocument/28117/638321853483400000>

We would prefer to use Wiss, Janney, Elstner Associates, Inc. to do the structure surveys. They did the surveys in Bristol and Kendall Townships and are one of the few firms in the State that has experience in doing historic structure surveys in rural areas.

The County's overall objective is to conduct these structure surveys and, once each of the nine townships is complete, to prepare an historic preservation plan.

If you have any questions, please let me know.

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: Leggio, Christine N (Chrissy) <cnleggio@burnsmcd.com>
Sent: Wednesday, January 7, 2026 9:55 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Harris, Brandy M <bmharris@burnsmcd.com>; Jeff Wehrli <jeffw.ent.2022@gmail.com>;
Christina Burns <cburns@kendallcountyil.gov>
Subject: RE: [External]Invitation to Participate in Consultation - Notification of Adverse Effect to an Eligible Historic Resource in Kendall County

Hi Matt –

Happy New Year! I just wanted to follow up on this request.

Thanks,

Chrissy Leggio \ Burns & McDonnell
Senior Cultural Resources Specialist, Environmental Services
o 484-772-4378 | m 215-983-2103

From: Leggio, Christine N (Chrissy)
Sent: Tuesday, December 16, 2025 10:42 AM
To: 'Matt Asselmeier' <masselmeier@kendallcountyil.gov>
Cc: Harris, Brandy M <bmharris@burnsmcd.com>; Jeff Wehrli <jeffw.ent.2022@gmail.com>;
Christina Burns <cburns@kendallcountyil.gov>
Subject: RE: [External]Invitation to Participate in Consultation - Notification of Adverse Effect to an Eligible Historic Resource in Kendall County

Hi Matt –

Thanks for the update. Could you please clarify whether you are seeking funding to be used for a survey of a Kendall County Township or requesting that the project proponent fund and hire a SOI qualified consultant to complete the survey? In the case of the former, please provide a dollar amount, and in the case of the latter, please provide the proposed survey township and scope for the survey (typically we would expect that to involve reconnaissance-level photography and documentation of historic resources constructed prior to a specific year).

Please let me know if you have any questions.

Thanks!

Chrissy Leggio \ Burns & McDonnell
Senior Cultural Resources Specialist, Environmental Services
o 484-772-4378 | M 215-983-2103

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Tuesday, December 16, 2025 9:19 AM
To: Leggio, Christine N (Chrissy) <cnleggio@burnsmcd.com>
Cc: Harris, Brandy M <bmharris@burnsmcd.com>; Jeff Wehrli <jeffw.ent.2022@gmail.com>;
Christina Burns <cburns@kendallcountyil.gov>
Subject: RE: [External]Invitation to Participate in Consultation - Notification of Adverse Effect to an Eligible Historic Resource in Kendall County

Chrissy:

We are working to get a price estimate information.

Thank you for your patience while we research this information.

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: Leggio, Christine N (Chrissy) <cnleggio@burnsmcd.com>
Sent: Thursday, December 4, 2025 10:19 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Harris, Brandy M <bmharris@burnsmcd.com>; Jeff Wehrli <jeffw.ent.2022@gmail.com>;
Christina Burns <cburns@kendallcountyil.gov>
Subject: RE: [External]Invitation to Participate in Consultation - Notification of Adverse Effect to an Eligible Historic Resource in Kendall County

Hi Matt –

We are currently discussing your request with the project proponent. Do you have a

specific township in mind? If you have an example of a previous survey with a similar scope, that would be helpful in gauging level of effort and feasibility.

Thank you,

Chrissy Leggio \ Burns & McDonnell

Senior Cultural Resources Specialist, Environmental Services

o 484-772-4378 | M 215-983-2103

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>

Sent: Monday, November 24, 2025 11:46 AM

To: Leggio, Christine N (Chrissy) <cnleggio@burnsmcd.com>

Cc: Harris, Brandy M <bmharris@burnsmcd.com>; Jeff Wehrli <jeffw.ent.2022@gmail.com>;
Christina Burns <cburns@kendallcountyil.gov>

Subject: Re: [External] Invitation to Participate in Consultation - Notification of Adverse Effect to an Eligible Historic Resource in Kendall County

Chrissy:

In addition to those items, would the project proponent be willing to finance an historic structure survey in one of Kendall County's townships?

Thanks,

From: Leggio, Christine N (Chrissy) <cnleggio@burnsmcd.com>

Sent: Monday, November 24, 2025 10:42 AM

To: Matt Asselmeier <masselmeier@kendallcountyil.gov>

Cc: Harris, Brandy M <bmharris@burnsmcd.com>; Jeff Wehrli <jeffw.ent.2022@gmail.com>;
Christina Burns <cburns@kendallcountyil.gov>

Subject: RE: [External] Invitation to Participate in Consultation - Notification of Adverse Effect to an Eligible Historic Resource in Kendall County

Hi Matthew,

Thank you for your response. The project proponent has proposed the intensive documentation and archival research of the affected NRHP-eligible properties as mitigation for the project. The mitigation would include preparation of Historic Resource Documentation of the NRHP-Eligible farmstead located at 16929 Ridge Road, Minooka, IL (Resource 09), including interior and exterior photographs of the dwelling and barn, exterior photographs of other associated outbuildings and landscape, and an accompanying report including a formal architectural description and analysis and a detailed historical narrative

providing the history of the farmstead and its original owners and occupants.

We are soliciting public comments and participation from other local agencies but wanted to see if you had any feedback regarding the proposed mitigation. If you would like to set up a call to discuss the project and proposed mitigation further, please let me know. We would be happy to schedule a call the week of December 1.

Thank you,

Chrissy Leggio \ Burns & McDonnell
Senior Cultural Resources Specialist, Environmental Services
o 484-772-4378 | m 215-983-2103

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, October 29, 2025 9:11 AM
To: Leggio, Christine N (Chrissy) <cnleggio@burnsmcd.com>
Cc: Harris, Brandy M <bmharris@burnsmcd.com>; Jeff Wehrli <jeffw.ent.2022@gmail.com>;
Christina Burns <cburns@kendallcountyil.gov>
Subject: RE: [External] Invitation to Participate in Consultation - Notification of Adverse Effect to an Eligible Historic Resource in Kendall County

Chrstine:

Kendall County would like to participate in the consultation process.

If you need anything additional from us, please let me know.

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: Leggio, Christine N (Chrissy) <cnleggio@burnsmcd.com>
Sent: Friday, October 24, 2025 9:23 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Harris, Brandy M <bmharris@burnsmcd.com>
Subject: [External] Invitation to Participate in Consultation - Notification of Adverse Effect to an

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

Good morning –

The Illinois State Historic Preservation Office (SHPO) has determined that one National Register of Historic Places (NRHP)-eligible property within the physical area of potential effects (APE) for the Minooka Data Center Project (Project) would be subject to adverse effects under the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) and its implementing rules (17 IAC 4180) (see site plan in attached PDF). At a meeting with the agency on October 17, 2025 (see minutes in attached PDF), the SHPO requested that the Kendall County Historic Preservation Commission be invited to participate in consultation for resolving the adverse effect. The Project will adversely affect the historic property located at 16929 Ridge Road, Minooka, IL (Resource 09) by demolishing the contributing dwelling, garage, and shed (see photos, attached). A historic-age barn will be retained and incorporated into the project landscape.

In line with nationally recognized preservation practice, historic resource mitigation should be meaningful within the local context and should be vetted with local interested parties and preservation groups to ensure a positive outcome. With these parameters in mind, Burns & McDonnell Engineering Company, Inc. (Burns & McDonnell) has developed the following mitigation strategy for your consideration:

Intensive documentation and archival research of the NRHP-eligible properties

The mitigation would include preparation of Historic Resource Documentation of the NRHP-Eligible farmstead located at 16929 Ridge Road, Minooka, IL (Resource 09), including interior and exterior photographs of the dwelling and barn, exterior photographs of other associated outbuildings and landscape, and an accompanying report including a formal architectural description and analysis and a detailed historical narrative providing the history of the farmstead and its original owners and occupants.

Field Documentation

Burns & McDonnell architectural historians will conduct field documentation of Resource 09. Field documentation will include high resolution digital photographic documentation of the farmstead and grounds including the interior and exterior of the house and barn and the exterior of the contributing garage and shed. Burns and McDonnell architectural historians will also map each historic component on the property and provide a detailed site plan and interior sketch plans of the barn and dwelling.

Archival Research

Architectural historians will initiate archival research focused on the history of the property and its occupants to establish a narrative history of the resource. The resulting narrative will establish ownership history as well as the historical building chronology, including its initial design and construction of the dwelling and barn and subsequent additions to each. Initial research will include accessing online sources (historic maps, newspapers, journals, previous survey reports, etc.) and a review of online catalogs for local repositories. Anticipated local repositories will include the county register of deeds, as well as local libraries and county historical societies with relevant records.

Reporting

Upon completion of the research and field documentation efforts, Burns & McDonnell will prepare a final report and geospatial deliverable summarizing the results. The report will include a physical description of the property, a narrative history, and an architectural chronology and analysis of the farmstead.

We look forward to discussing these or other options with your team and assisting with the coordination and development of the agreement document. If you are interested in participating in consultation for resolving the adverse effect, please provide us with an expression of your interest by October 31, 2025.

Thank you,

Chrissy Leggio \ Burns & McDonnell
Senior Cultural Resources Specialist, Environmental Services
she/her/hers \ o 484-772-4378 m 215-983-2103
cnleggio@burnsmcd.com \ burnsmcd.com
1001 E Hector St #110 \ Conshohocken, PA 19428

Meeting Notes



Meeting Subject: Equinix Minooka Project - Adverse Effect
Meeting Date: January 28, 2026
Time: 9:39 AM CST
Location: Virtual (Teams)

Project Name: Equinix Minooka
Project No.: 177199

<u>Attendees</u>	<u>Organization</u>
Alex Miller	Equinix
Eugene Berman	Equinix
Jeff Krutchen	IL SHPO
Anna-Margaret Barris	IL SHPO
CJ Wallace	IL SHPO
Brandy Harris	Burns & McDonnell

Meeting Summary:

The purpose of this meeting was to:

- Discuss Kendall County CLG request for \$116,000 to fund historic resources survey of three townships
- Discuss route to finalize MOA

1. Kendall County CLG Supplemental Mitigation Request

- a. Burns & McDonnell facilitated introductions and provided a summary of consultation regarding the project since October 2025.
- b. Burns & McDonnell initiated outreach with the Kendall County CLG on October 24, 2025.
- c. Kendall County CLG (Matt Asselmeier) responded on January 8, 2026. In addition to the proposed intensive documentation of the property proposed for demolition (farm complex at 16929 Ridge Road, Minooka, IL [Resource 09]), they requested \$116,000 000 to conduct structure surveys of unincorporated Big Grove, Lisbon (including Platteville), and Oswego Townships (including Boulder Hill, Shore Heights, and Gastville).
- d. Kendall County CLG wants to employ their own contractor to conduct the survey work.
- e. Burns & McDonnell/Equinix asked if this additional mitigation request was necessary and commiserate with the nature of the adverse effect.

Page 2

- f. IL SHPO concurred that three townships was a large request. Suggested selecting survey of one township and reducing the level of documentation required for the farm complex at 16929 Ridge Road.
 - g. Instead of full archival documentation, Burns & McDonnell would compile existing photographs and property research a summary report for submittal to SHPO, Kendall County CLG, and State Library

- 2. MOA Finalization
 - a. Negotiations with the Kendall County CLG represents the last piece needed to finalize the MOA stipulations.
 - b. MOA will include commitment to do Phase II testing and Phase III data recovery (if required) at sites 11Ke1434 and 11ke1435.

- 3. Action Items
 - a. Burns & McDonnell to contact Kendall County CLG with counterproposal to fund survey of one township (Burns & McDonnell completed 1/28 – CLG requested \$62,000 to complete a survey of unincorporated Oswego Township (including the rural area of Oswego Township, Boulder Hill, Shore Heights, and Gastville).
 - b. Burns & McDonnell to submit revised mitigation stipulations for SHPO review.
 - c. IL SHPO to issue permission for site work upon concurrence with stipulations.

Permit Summary by Category
Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	8	\$4,026,943	\$35,163	\$17,788
Garage	1	\$175,000	\$538	\$0
Accessory Buildings	4	\$66,000	\$400	\$0
Additions	2	\$225,000	\$1,060	\$0
Remodeling	2	\$65,843	\$786	\$0
Barns/Farm Buildings	3	\$122,000	\$0	\$0
Swimming Pools	4	\$417,097	\$800	\$0
Decks	2	\$22,500	\$200	\$0
Demolitions	2	\$21,500	\$150	\$0
Driveway	1	\$5,250	\$200	\$0
Generator	1	\$10,717	\$110	\$0
	30	\$5,157,850	\$39,408	\$17,788

March 2025 - 5 Houses
23 Total Permits

YTD 2025 - 11 Houses
59 Total Permits

Permit Summary by Category by Month Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	13	2	3	8	0	0	0	0	0	0	0	0	0
Garage	1	0	0	1	0	0	0	0	0	0	0	0	0
Accessory Buildings	9	2	3	4	0	0	0	0	0	0	0	0	0
Additions	4	1	1	2	0	0	0	0	0	0	0	0	0
Remodeling	5	3	0	2	0	0	0	0	0	0	0	0	0
Barns/Farm Buildings	3	0	0	3	0	0	0	0	0	0	0	0	0
Swimming Pools	4	0	0	4	0	0	0	0	0	0	0	0	0
Decks	2	0	0	2	0	0	0	0	0	0	0	0	0
Demolitions	4	0	2	2	0	0	0	0	0	0	0	0	0
Electrical Upgrades	3	2	1	0	0	0	0	0	0	0	0	0	0
Driveway	2	0	1	1	0	0	0	0	0	0	0	0	0
Fire Restoration	1	1	0	0	0	0	0	0	0	0	0	0	0
Generator	1	0	0	1	0	0	0	0	0	0	0	0	0
Solar	1	1	0	0	0	0	0	0	0	0	0	0	0
	53	12	11	30	0	0	0	0	0	0	0	0	0

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
1/6/2026	012026007	01 House	06-07-130-006	SEAN P & MEGHAN E CLANCY	5764 WHITETAIL RIDGE DRIVE YORKVILLE, IL 60560-	WHITETAIL RIDGE	REVOLUTION BUILDERS
2/10/2026	012026024	01 House	06-07-403-007	HATLAND SCOTT	7789 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	REVOLUTION BUILDERS INC.
3/16/2026	012026041	01 House	02-35-413-014	MARKS MICHAEL	5689 AUDREY AVENUE YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	MICHAEL ANTHONY BUILDERS
2/25/2026	012026027	01 House	06-07-129-002	VANELLA JOSEPH	5893 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MWK CONSTRUCTION INC
1/9/2026	012026011	01 House	03-27-427-004	KAISER NOUMAN & NOUMAN SARAH	11 RED HAWK COURT OSWEGO, IL. 60543	RED HAWK LANDING	
3/27/2026	012026048	01 House	05-12-228-001	LAROKA LLC	5948 WHITETAIL RIDGE DR. YORKVILLE, IL. 60560	WHITETAIL RIDGE	EVANS DEVELOPMENT GROUP
1/13/2026	012026014	01 House	05-08-402-007	HEUBEL STEVEN E & LAUREL L	3 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES	WILLMAN & GROESCH GENERAL CONTRACTORS
3/10/2026	012026036	01 House	02-23-101-011	MAGLIARI ANTHONY	18 LINDEN AVE YORKVILLE, IL 60560-	RIVER RIDGE UNIT 1	
3/3/2026	012026026	01 House	05-12-220-011	CAPENIGRO PAUL & LISA	7413 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	
3/23/2026	012026051	01 House	05-12-205-008	SKWAREK WAYNE & TONI	6326 WHITETAIL RIDGE CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	REVOLUTION BUILDERS CUSTOM BUILDERS
3/4/2026	012025238	01 House	07-07-300-011	WILLS NICHOLAS & AMBER	17630 LISBON CENTER RD NEWARK, IL. 60541		

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/27/2026	012026055	01 House	06-07-403-001	K&A CUSTOM BUILDERS LLC	7626 BENTGRASS CIRCLE YORKVILLE, IL 60560-	WHITETAIL RIDGE	K&A CUSTOM BUILDERS
3/23/2026	022026042	02 Garage	03-31-426-001	SCHNEIDER GLEN WALTER & ASHLEE CADAVU	5171 RESERVATION RD OSWEGO, IL 60543-		MEDDOWS CONSTRUCTION INC.
1/27/2026	032026021	03 Accessory Buildings	01-20-302-006	S&K TRUST	61 WOODLAND DR PLANO, IL 60545-	SUGAR BROOK ESTATES RESUB UNIT 2	C.THOMAS BUILDERS INC.
3/12/2026	032026046	03 Accessory Buildings	05-29-200-007	BRETTHAUER STAN & JANET	10206 WALKER RD YORKVILLE, IL 60560-		
3/18/2026	032026045	03 Accessory Buildings	03-18-376-007	RAMIREZ SALVADOR C & ANGELA	6 W PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	
2/24/2026	032026033	03 Accessory Buildings	03-27-427-004	KAISER NOUMAN & NOUMAN SARAH	11 RED HAWK CT OSWEGO, IL 60543-	RED HAWK LANDING	
2/19/2026	032026029	03 Accessory Buildings	03-04-152-003	PEREZ HECTOR	59 BRIARCLIFF RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 12	EVERLAST PORTABLE BUILDINGS
2/4/2026	032026019	03 Accessory Buildings	03-04-478-012	HERRNANDEZ MIGUEL DELGADO	65 SPRINGDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 23	
3/25/2026	032026057	03 Accessory Buildings	04-21-102-028	FARRIS DAVID D & DONNA M	15999 WHIPPLE PL NEWARK, IL 60541-	ESTATES AT FOX CHASE UNIT 4	
1/5/2026	042026012	04 Additions	07-24-200-003	COOSE RONALD & MAHN TINA	15285 ROUTE 52 NEWARK, IL 60541-		
3/25/2026	042026058	04 Additions	03-18-376-007	RAMIREZ SALVADOR C & ANGELA	6 W PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	

Permit Approval Date Report Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/12/2026	042026047	04 Additions	03-05-429-032	TOCHIMANI RUBEN ZACA & JESSICA LYNN ZACA	34 GREENFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	JESS DUNN-COMLETE HOME CONTRACTING
2/9/2026	042026025	04 Additions	08-12-400-002	HOEKSTRA JOHN	13775 BRISBIN RD YORKVILLE, IL 60560-		
3/27/2026	052026061	05 Remodeling	06-02-126-003	PIAZZA-RAFDAHL ANNA	10 NAVAJO CT OSWEGO, IL 60543-	OSWEGO PLAINS	
3/5/2026	052026037	05 Remodeling	02-35-431-005	BRENART HEATHER & ROBERT F	5671 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	MATRIX HOME SOLUTIONS
1/27/2026	052026022	05 Remodeling	06-05-402-024	LEONARD BRIAN T & JANEL	4256 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	J&E RESTORATIONS
1/13/2026	052026016	05 Remodeling	05-18-300-017	MICKAS JUSTINE MARIE & MATTHEW DREDDT	8615 W HIGHPOINT RD YORKVILLE, IL 60560-		ATI CONSTRUCTION INC.
1/12/2026	052026015	05 Remodeling	02-34-127-001	DEBOLT BRIAN E & ARMELINDA	6 ACORN LN YORKVILLE, IL 60560-	FOX RIVER GARDENS	
3/27/2026	082026063	08 Barns/Farm Buildings	03-35-376-001	BFG MANAGEMENT LLC			
3/5/2026	082026038	08 Barns/Farm Buildings	01-12-400-004	POSEY ZACHARY & LAUREN	1855 EL DAMAIN RD PLANO, IL 60545-		
3/5/2026	122026039	12 Swimming Pools	02-35-413-011	RUMSHAS LEISA D	7388 GILDA CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	SWIM SHACK INC.
3/24/2026	122026049	12 Swimming Pools	04-21-102-003	AMWOZA SHANE & SARAH	9219 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	SIGNATURE POOLS

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/12/2026	122026043	12 Swimming Pools	02-15-252-001	GLASGOW DAVID M & KAREN M	14 N ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	CHIP & DIP POOL & SPA SERVICES
3/18/2026	132026052	13 Decks	05-18-322-011	LUEKE DONALD F & JULIE A	2004 BERNADETTE LN YORKVILLE, IL 60560-	HAWTHORN VILLAGE	
3/13/2026	142026050	14 Demolitions	02-34-151-005	LARSEN DAN & TINA	82 QUINSEY RD YORKVILLE, IL 60560-	QUINSEY SUB	
3/4/2026	142026034	14 Demolitions	02-23-302-003	FOX DANIELLE	25 TIMBER RIDGE DR YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 1	
3/3/2026	142026032	14 Demolitions	06-09-400-005	DFI PROPERTIES LLC	3485 ROUTE 126 OSWEGO, IL 60543-		BAISH EXCAVATING INC.
1/15/2026	152026018	15 Electrical Upgrades	06-05-153-002	BURKHAMER RONALD JR & MINDY	45 E TIMBERLAKE TRL OSWEGO, IL 60543-	ARROWHEAD HILLS	HIL-LITE ELCTRIC INC.
1/14/2026	152026017	15 Electrical Upgrades	03-01-377-002	PROSPAL CHARLES R	994 HARVEY RD OSWEGO, IL 60543-		LIVE AUTOMATION GROUP LLC
2/19/2026	152026030	15 Electrical Upgrades	03-04-405-008	DAVITO JOYCE	90 INGLESHERE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 29	GREEN TECH CONSTRUCTION
3/3/2026	182026035	18 Driveway	02-35-382-002	HERBER JASON J & PAMELAA	5968 DANIELLE LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 2	CEMENTRIX
3/24/2026	182026056	18 Driveway	05-08-352-008	RESENDEZ ARTURO & FRAIRE AZUCENA	7978 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
1/27/2026	192026020	19 Fire Restoration	04-02-230-023	RUIZ HERMINIO & LISA M	6020 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS	UNLIMITED FIRE RESTORATION INC.

Permit Approval Date Report
Kendall County

Issue Date	Permit ID	Permit Category	Parcel Number	Owner Name	Property Address	Subdivision	Contractor Name
3/26/2026	232026060	23 Generator	05-12-226-003	BURNETT PTOSHIAA	6005 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	JRC GENERATORS LLC
1/27/2026	242026023	24 Solar	03-04-154-005	PARSONS JEREMY	31 WOODRIDGE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	SUNRUN INSTALLATION