CALL TO ORDER

ROLL CALL: Amy Cesich, Lynn Cullick, Scott Gryder (Chair), Judy Gilmour (Vice-Chair) and Jeff Wehrli

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the June 10, 2013 meeting.

EXPENDITURE REPORT - (handed out at meeting)

CITIZENS TO BE HEARD

PETITIONS

1. 13-11 Any text related to guns or target practice
   Request Text Amendment
   Purpose Text Amendment to modify language in the Zoning Ordinance with relation to guns or target practice

2. 13-15 Subdivision Control Ordinance
   Request Text Amendment
   Purpose Suggested changes to the language in Section 18- Appeal

3. 12-03 Land Cash Ordinance
   Request Text Amendment
   Purpose Suggested changes to the land cash ordinance

OLD BUSINESS
Bid results for the Fields of Farm Colony bid

NEW BUSINESS
Discussion on Letter from the Illinois Housing Development Authority
Noise Ordinance Discussion
Intergovernmental Agreement discussion for the Village of Lisbon

PUBLIC COMMENT

UPDATE ON HISTORIC PRESERVATION

PROJECT STATUS REPORT
PERMIT REPORT
REVENUE REPORT
CORRESPONDENCE
EXECUTIVE SESSION

ADJOURNMENT - Next meeting on August 12, 2013
KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE

Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of June 10, 2013

CALL TO ORDER
The meeting was called to order by Chairman Scott Gryder at 6:30 p.m.

ROLL CALL
Present: Chairman Scott Gryder, Amy Cesich, Lynn Cullick, Vice-Chair Judy Gilmour and Jeff Wehrli
Absent: None
Also present: Senior Planner Angela Zubko, Interim PBZ Director Jeff Wilkins and Attorney Daniel Kramer

APPROVAL OF AGENDA
Amy Cesich made a motion to approve the agenda as written, Lynn Cullick seconded the motion. All agreed and the motion was approved.

APPROVAL OF MINUTES
Jeff Wehrli made a motion to approve the minutes from May 13, 2013. Amy Cesich seconded the motion. All agreed and the minutes were approved.

EXPENDITURE REPORT (handed out at meeting)
Amy Cesich made a motion to approve the expenditure report in the amount of $14,621.59 and forward it onto the Finance Committee, Jeff Wehrli seconded the motion. All agreed and the motion was approved.

CITIZENS TO BE HEARD
There were no citizens to be heard at this time

PETITIONS
#13-13 Steven & Lori Seeler
Attorney Kramer introduced himself and stated the property is located near the southeast corner of Cherry Road and Schlapp Road, about 1/5 mile east of Schlapp Road. The petitioner is looking to rezone about 3 acres of an 11.6 acre property in NaAuSay Township. Next to the western boundary there is a house right close to the lot line and there is a story behind it that he will try to explain. What happened with all of the other homes in the area is they all fell under different Kendall County ag allocation rules and this property is zoned agricultural. This particular parcel was actually two different parcels, the western parcel was actually under contract with the home to the west and the owner thought he was going to close on this property about 8 or 9 years ago and the seller backed out last minute due to a lot of litigation and could not get control of the property so the western neighbor did not get to purchase it. This is why the neighbor built his house so close to the lot line as he thought he was going to own the parcel east of him and put nursery stock on it. The eastern parcel was owned by a different owner, who ran DK Landscaping and due to the economy they lost the property. The Seeler’s would like to build one single family home. He stated as proposed on the plat of survey there is a proposed barn as the owners would like to have some horses. Mr. Kramer said they wanted to be mindful of the close neighbor and put the barn at least 100’ from the neighbor. They have received approval from the NaAuSay Township Plan Commission and have the township Board meeting on June 17th.

6.10.13 PBZ Meeting Minutes
The Village of Plainfield has no objection to the proposed rezoning and we never heard from the Village of Oswego which the property is in their planning boundaries. The petitioner plans on leaving the existing tree coverage and planting some more trees and they will clean up the property as lots of concrete, railroad ties and previous landscaping waste was left on the property.

Planner Zubko added she recommends approval subject to the Township Board approval and the NRI fee is paid.

With no further suggestions or changes Jeff Wehrli made a motion with staff stated conditions, seconded by Lynn Cullick to approve petition 13-13 and forward the petition onto the next County Board meeting. All were in favor

#13-08 ZPAC Definition
Planner Zubko stated this text change is to allow any member of the PBZ Committee to attend the ZPAC meeting instead of just the PBZ Chair as the definition is currently worded. The Plan Commission suggested added language to include 1 vote out of the 5 PBZ members just for clarification. Mr. Gryder suggested changing the language to have the PBZ Chairman or his/her designee to attend the ZPAC meeting and therefore we can delete the language about 1 vote. Strike PBZ Chair... insert PBZ Chair and his/her designee and strike language about voting.

With no further suggestions or changes Lynn Cullick made a motion to approve petition 13-05, seconded by Jeff Wehrli to approve and forward the petition onto the next County Board meeting. All were in favor

OLD BUSINESS –
None

NEW BUSINESS
Discussion on possible Noise Ordinance- Ms. Gilmour stated it was not talked about at the Public Safety meeting tonight but Mr. Weis from the SAO is working on it and will be enforced though the Sheriff’s office. Mr. Gryder stated she would like to discuss what type of residential districts we would like this possible ordinance to effect. Mr. Gryder talked to someone who lives in Boulder Hill and is really in favor of a noise ordinance and possibly discussion on weeds. Planner Zubko stated in Boulder Hill the township cuts the grass. Mr. Wilkins asked about liening the property for noise, he has hesitations about the property owner having a lien if they have renters. Mr. Gryder stated he is of the opinion it is part of the landlords issue. There was some discussion on liens. Also there was some discussion on Agricultural areas versus residential zoning and sizes of lots. The Committee is very interested in what the Sheriff’s office and SAO comes up with.

PUBLIC COMMENT –
None

UPDATE ON HISTORIC PRESERVATION- There will be a meeting on Wednesday June 19th and the group will start getting ready for the fair in August. We are working with other Historic Preservation Commissions from the municipalities to help volunteer and man the booth.

PROJECT STATUS REPORT- Reviewed
PERMIT REPORT – Reviewed
REVENUE REPORT– Reviewed

6.10.13 PBZ Meeting Minutes
CORRESPONDENCE – None
EXECUTIVE SESSION - None

ADJOURNMENT - Next meeting will be on July 8, 2013
Jeff Wehrli made a motion to adjourn the meeting. Judy Gilmour seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 7:07 p.m.

Respectfully Submitted,
Angela L. Zubko
Senior Planner
MEMORANDUM

To: PBZ  
From: Angela L. Zubko, Senior Planner  
Date: July 1, 2013  
Re: Anything related to guns or shooting Petition #13-11

As a special use in the A-1, B-2, B-3, B-4, B-5, B-6, M-1 & M-2 Districts:

Indoor Target Practice with the following conditions:

a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.
b. Must be at least 150’ from existing dwellings and property lines of schools, daycares, and places of worship.
c. Hours of operation from 7am to 10pm  
d. Bathroom facilities are required.
e. No alcohol allowed.
f. Must meet all requirements of the Kendall County Health Department.
g. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.

As a special use in the A-1 District and M-3 District:

Outdoor target practice or shooting range limited to skeet, shotgun sports, bow and arrow, archery (no rifles) with the following conditions:

a. Requires conformity with NRA standards; provide appropriate berming based on surrounding land use and type(s) of firearms to be used. Such berming shall generally be consistent with standards established in the NRA Source Book.
b. Requires minimum parcel size of 5 acres, depending on the venue.
c. Must have a sign that lists allowed firearm types, rules of operation, hearing and vision protection required.
d. NRA-certified State, or nationally standard or NRA Certified range supervisor must be present

e. Range flag flown, a sign or red light lit at all times that firing is taking place.
f. Hours and days of operation as specified in the Special Use Permit to be determined by the County Board.
g. Access must be controlled by a lockable gate.
h. Hazardous waste plan addressing lead management required.
i. No discharge of lead shot into wetland.
j. Must be at least 1,000’ from existing dwellings and property lines of schools, daycares, places of worship and airstrips.
k. No alcohol allowed.
I. No activity projectiles shall leave the boundaries of the site.
 m. All applicable Federal, State and County rules and regulations shall be adhered to.
 n. Bathroom facilities are required.
 o. Must meet all requirements of the Kendall County Health Department
 p. Water and drainage plans must be approved by the Kendall County Consulting engineer—Planning, Building and Zoning Office.
 q. Signage is permitted but must meet the Sign Ordinance regulations of Section 12 of the Zoning Ordinance.
 r. Lighting shall meet the standards of Section 11.02.F.12.d of the Zoning Ordinance.
 s. Must adhere to the Performance standards of Section 10.01.F of the Zoning Ordinance

As a special use in the A-1 District:
Outdoor Commercial Sporting Activities including but not limited to—sports—shooting, swimming facilities and motocross sports. Appropriate regulations for lighting noise and hours of operation shall be included in the conditions. Outdoor commercial sporting activities shall exclude athletic fields with lights, paintball facilities and riding stables including but not limited to polo clubs, and similar uses (excluding outdoor target practice shooting facilities or target practice)

Delete from Sections 10.01.C.7- M-1 Special use which automatically deletes it from 10.02.C- M-2 District Special Use
Indoor & Outdoor Target Practice, provided that outdoor target practice meets the following conditions:
 a. Hours and days of operation as specified in the Special Use Permit to be determined by the County Board.
 b. No activity shall leave the boundaries of the site.
 c. All applicable State and County rules and regulations shall be adhered to.

Delete from section 10.02.C- M-2 Special Use
Kendall County Government Agency and other law enforcement shooting range with conditions to be set and approved by the County Board.

Re-word in Section 10.03.B.3- M-3 District Special Use and add in all districts shooting is a special use A-1, B-2, B-3, B-4, B-5, B-6, M-1 & M-2 Districts:
Kendall County Sheriff’s Office Government Agency and other law enforcement shooting range with conditions to be set and approved by the County Board.

Re-word in Section 7.01.D.31
Private clubs or lodges not including indoor or outdoor gun clubs are not included and uses regulated in Section 4.16 (Adult Book Store, Adult Motion Picture Theater, Adult Mini-Motion Picture Theater, Adult Entertainment Facilities, Adult Use, Adult Massage Parlors or Spas, Tattoo Parlors and Permanent Body Art Establishments, Striptease Club or Gentlemen’s Club and Adult Video Store.)

Green are changes after meeting with the Sheriff’s Office
Purple are changes after Plan Commission meeting
No changes after ZBA

Attachments:
1. ZPAC meeting minutes on 6.3.13
2. RPC meeting minutes on 6.26.13
3. ZBA Meeting minutes on 7.1.13
Planner Angela Zubko called the meeting to order at 9:02 a.m.

Present:
Todd Drefcinski – Health Department
Fran Klaas - County Highway Department
Phil Smith – Sheriff’s Office
Scott Gryder – PBZ Member
Angela Zubko – PBZ Senior Planner

Absent:
Megan Andrews – Soil & Water Conservation District
Greg Chismark – Wills Burke Kelsey
Jason Petit- Forest Preserve

AGENDA

A motion was made by Phil Smith to approve the agenda, Scott Gryder seconded the motion. All were in favor and the motion carried.

MINUTES

Fran Klaas made a motion, seconded by Scott Gryder, to approve the May 6, 2013 meeting minutes. All were in favor and the motion carried.

PETITIONS

#13-11 Any text related to guns or target practice
Planner Zubko stated this is the text amendment we continued from last month and the green are the revised changes. Planner Zubko went through all the modifications after meeting with the Sheriff’s office. Mr. Klaas asked Commander Phil Smith if the reference to the NRA handbook is acceptable. Mr. Smith stated yes because it’s referring to the NRA standards and Source Book. It no longer references using NRA certified range supervisors. Mr. Gryder asked if outdoor target practice would include archery and Planner Zubko stated it lumps everything together as one, so any outdoor target practice. Mr. Klaas also suggested changing condition p to be approved by the PBZ Department instead of the Kendall County Consulting Engineer.

With no further discussion Fran Klaas made a motion, seconded by Scott Gryder to forward the petition with the suggestion changes and recommend approval to the Plan Commission. All were in favor.

#12-03 Land Cash Ordinance
Planner Zubko stated this text amendment has been in the works for some time now and this is the language the PBZ Committee has come up with. Planner Zubko also stated how the fair market value was calculated and read the text about the calculation in the Ordinance. She also stated we did meet with all the school superintendents and assessors that attended our meeting and they were fine with the changes. Most stated they do not count on getting land cash from the County since there are only a couple homes a year built in unincorporated Kendall County. The fair market value currently is at around $113,000 and would be reduced to about $81,000. Mr. Klaas wanted to confirm everything in blue is just for information. Planner Zubko stated yes it just shows the type of research and background that went into the document.

With no further discussion Phil Smith made a motion, seconded by Todd Drefcinski to forward the petition and recommend approval to the Plan Commission. All were in favor.
Chairman Bill Ashton called the meeting to order at 7:06 pm.

ROLL CALL
Members Present: Chair Bill Ashton, Tom Casey, Larry Nelson, Vern Poppen, Tim Sidles, Claire Wilson, Budd Wormley and 1 vacancy (Big Grove)
Others present: Senior Planner Angela Zubko
Members Absent: Bill Lavine and Walter Werderich
In the Audience: None

APPROVAL OF AGENDA
Larry Nelson made a motion to approve the agenda as written. Budd Wormley seconded the motion. All were in favor and the agenda was approved

APPROVAL OF BILLS- No Bills

APPROVAL OF MINUTES
Claire Wilson made a motion to approve the minutes from May 22, 2013, Vern Poppen seconded the motion. All were in favor and the minutes were approved.

SPECIAL RECOGNITION
Randy Mohr- this was moved to the end as Mr. Mohr is at a baseball game.

PETITIONS
#13-11 Any text related to guns or target practice
Planner Zubko stated this is any text related to guns or target practice and this came about after the Kendall County Sheriff's office shooting range and at that time staff discovered some items that should have been changed. Also the ad-hoc Committee wanted to go over everything as well. This text amendment was also crafted with the Sheriff's office. Planner Zubko went through the memo. For indoor target practice we had no conditions so wanted to add 5 conditions. Ms. Wilson had a concern about an indoor target practice going into an existing business use sharing a common wall. Mr. Lavine stated we should add a condition about EPA Air exchange standards needed. Planner Zubko stated she will add a condition about all applicable federal, state, EPA and County rules and regulations shall be adhered to. For outdoor target practice in the A-1 and M-3 district as a special use have 18 conditions. Modify d to say State,
nationally standard or NRA Certified. We're going to add signs and be more specific and add projectiles. Also change the wording a little for outdoor commercial sporting activity, delete indoor and outdoor target practice that was combined. Re-word the Kendall County government agency and other law enforcement shooting range with conditions to be set and approved by the County Board and also re-word the language for private clubs or lodges a little to not include indoor or outdoor gun clubs.

With no further suggestions or changes Budd Wormley made a motion, seconded by Tim Sidles to recommend approval and forward the petition onto the Zoning Board of Appeals. All were in favor.

**#12-03 Land Cash Ordinance**
Planner Zubko stated this text amendment has been in the works for some time now and this is the language the PBZ Committee has come up with. Planner Zubko went page by page through the document. On page 15 under #8 Reservation of Additional Land Claire Wilson did not like that and felt it was too much government since the land had to be set aside for a year. After much discussion Ms. Wilson would like to see the language deleted altogether while the rest of the Commission would like to change it to something like six months of first contact with the governing bodies of a concept, preliminary or final plat so therefore the petitioner will know way ahead of time whether land needs to be set aside or not. 1 year from approval of the final plat is too late in the process for the petitioner. Planner Zubko also stated we did meet with all the school superintendents and assessors that attended our meeting and they were fine with the changes. Most stated they do not count on getting land cash from the County since there are only a couple homes a year built in unincorporated Kendall County.

With no further suggestions or changes Budd Wormley made a motion, seconded by Tom Casey to recommend approval and forward the petition onto the Zoning Board of Appeals. 6 were in favor and Ms. Wilson opposed as she would like to get rid of the language about reservation of land.

**#13-15 Subdivision Control Ordinance**
Planner Zubko stated this text amendment is to the Subdivision Control ordinance to correct an error discovered. We're just changing the wording Plat and Zoning Committee to the PBZ Committee and the decision of a variation/except is by the Plat Officer and not the Code Hearing Officer.

With no further suggestions or changes Claire Wilson made a motion, seconded by Larry Nelson to recommend approval and forward the petition onto the Zoning Board of Appeals. All were in favor.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**
**13-08 ZPAC Definition- approved as modified on 6.18.13**- Planner Zubko stated there were a few changes and presented the changes.
**13-13 Steven & Lori Seeler- approved on 6.18.13**
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
May 28, 2013 – 7:00 p.m.

CALL TO ORDER
At 7:01 p.m., Vice-Chairman Donna McKay called the Zoning Board of Appeals meeting to order.

ROLL CALL
Members present: Randy Mohr (Chairman)(7:10), Karen Clementi, Tom LeCuyer, Donna McKay, Dick Thompson and Dick Whitfield
Also present was: Senior Planner Angela Zubko
Absent: Scott Cherry
In the audience: None

A quorum was present to conduct business.

MINUTES
Karen Clementi motioned to approve the May 28, 2013 ZBA meeting minutes as amended. Tom LeCuyer seconded the motion. All were in favor and minutes were approved.

PETITIONS
#13-11 Any text related to guns or target practice
Planner Zubko stated this is any text related to guns or target practice and this came about after the Kendall County Sheriff’s office shooting range and at that time staff discovered some items that should have been changed. Also the ad-hoc Committee wanted to go over everything as well. This text amendment was also crafted with the Sheriff’s office. Planner Zubko went through the memo. For indoor target practice we had no conditions so wanted to add 5 conditions. Donna McKay mentioned that the Three Angels Brewery was shooting last weekend and was concerned it was mixing shooting and alcohol. For outdoor target practice in the A-1 and M-3 district as a special use have 18 conditions. Modify d to say State, nationally standard or NRA Certified. E we’re going to add signs and I be more specific and add projectiles. Also change the wording a little for outdoor commercial sporting activity, delete indoor and outdoor target practice that was combined. Re-word the Kendall County government agency and other law enforcement shooting range with conditions to be set and approved by the County Board and also re-word the language for private clubs or lodges a little to not include indoor or outdoor gun clubs.

There was no audience member to discuss this text amendment.

With no further suggestions or changes Dick Whitfield made a motion, seconded by Karen Clementi to approve the text amendment. With a roll call vote all were in favor and the text amendment will be forwarded to the PBZ Committee.
MEMORANDUM

To: PBZ

Date: July 1, 2013

Re: Text Amendment – Modify the Subdivision Control Ordinance (Petition 13-15)

The proposed changes are to correct an error during the revisions in 2011.

PLAT OFFICER. Unless otherwise appointed by the County Board, the powers and duties of the Plat Officer shall be vested in the Director of the Planning, Building, & Zoning Department of Kendall County, or his/her designees.

SECTION 11.00 EXCEPTIONS
A. Hardships
1. Where the Plat Officer finds that extraordinary hardships or particular difficulties may result from the strict compliance with this Ordinance he/she may, after written application by the subdivider, recommend in writing to the Plat and Zoning Committee Planning, Building, and Zoning Committee (hereinafter referenced as PEZ) variations or exceptions to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secure, provided that such variations or exceptions shall not have the effect of nullifying the intent and purpose of this Ordinance.

The recommendations shall be communicated to the County Board in writing with the reasons therefore. The County Board may approve the variations from these regulations in specific cases which in their opinion, do not affect the general plan or the spirit of the Ordinance.

2. The Plat Officer shall not recommend variations or exceptions to the regulations of this Ordinance unless he shall make findings based on the evidence presented to him in each specific case, that:
a. 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.

b. 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.

c. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.

a. 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.

B. Large Scale Development: The standards and requirements of this Ordinance may be modified in the case of large scale developments when the Plan Commission recommends and the County Board confirms by a 2/3 vote that a plan and program for a new village, complete community, shopping center, industrial park, or neighborhood unit provides adequate public open spaces and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed, and which also provides such covenants or other legal provisions as will assure conformity and achievement of the plan.

SECTION 18.00 APPEAL
Notwithstanding any language in Section 13.01.A.3 of the Kendall County Zoning Ordinance, as may be amended from time to time, any person or corporation may appeal within sixty (60) days to the Planning, Building, and Zoning Committee (hereinafter referenced as PBZ) of the County Board any decision made by the Hearing Officer. Appeals of any decision made by PBZ may be made to the full County Board. The County Board shall act as a Board of Appeals and shall hear and decide appeals from and review any final order, requirement, decision or determination made by PBZ, under this Subdivision Control Ordinance. The concurring vote of two thirds (2/3rd's) of the members of the County Board, whether present or absent, shall be necessary to reverse any final order of the PBZ under this
ordinance.

Attachments:
1. ZPAC Minutes from 6.3.13
2. RPC Minutes from 6.26.13
3. ZBA Minutes from 7.1.13
#13-15 Subdivision Control Ordinance
Planner Zubko stated this text amendment is to the Subdivision Control ordinance to correct an error discovered. We're just changing the wording Plat and Zoning Committee to the PBZ Committee and the decision of a variation/exception is by the Plat Officer and not the Code Hearing Officer.

With no further discussion Phil Smith made a motion, seconded by Scott Gryder to forward the petition and recommend approval to the Plan Commission. All were in favor.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
13-13 Steven & Lori Seeler- will be on the June 18th County Board Meeting
13-08 ZPAC Definition- will be on the June 18th County Board Meeting

PUBLIC COMMENT- There were no audience members to comment.

OLD BUSINESS-
Phil Smith wanted to go through a few items:
609 Wheeler Road- Mr. Smith wondered the status as he drove by the property on Saturday night and there were a lot of cars at the site. Planner Zubko stated they stopped going through the process so all activity with regards to the soccer club should cease. It could have been a family gathering. The group decided if there was another complaint the Health Department, Sheriff’s office and PBZ Committee would get together to figure out a plan.
PNA camp- Mr. Smith stated they had an event out there last weekend and everything went smoothly, one complaint about traffic but that was it.
Hideaway Lakes- Mr. Smith wanted to state the event at Hideaway Lakes in May was ill-attended so there were no issues with the event.
Noise Complaints- Mr. Gryder wanted to ask Commander Smith about a possible noise ordinance in high density residential areas and how that would work with the Sheriff’s office and there was discussion about the specific noise complaint in Boulder Hill. The Boulder Hill complaint is unique in the fact she works nights so the noise is during the day and she does not want to sign the complaint or be involved in the process. There was some confusion on what committee this will be discussed at. It has already been discussed at the Judicial Legislative Committee and they recommended it to be discussed at the Public Safety, Administration Committee and/or PBZ Committee. Commander Smith discussed how the ordinance could work but they would still need a complainant to appear before a judge.
Thrift Store in Boulder Hill- Mr. Smith wanted to state he just received a complaint about the Boulder Hill Thrift Store. Planner Zubko stated the PBZ Committee is aware and taking care of what we can. The junk and debris behind the building is the issue but we cannot do anything about the stuff in front. Planner Zubko will contact the complainant today.

NEW BUSINESS- None

AJOURNMENT- Next meeting on July 1, 2013
With no further business to discuss Phil Smith made a motion, seconded by Fran Klaas to adjourn the meeting at 9:37 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Senior Planner

ZPAC Meeting Minutes 6.3.13
nationally standard or NRA Certified. E we’re going to add signs and I be more specific and add projectiles. Also change the wording a little for outdoor commercial sporting activity, delete indoor and outdoor target practice that was combined. Re-word the Kendall County government agency and other law enforcement shooting range with conditions to be set and approved by the County Board and also re-word the language for private clubs or lodges a little to not include indoor or outdoor gun clubs.

With no further suggestions or changes Budd Wormley made a motion, seconded by Tim Sidles to recommend approval and forward the petition onto the Zoning Board of Appeals. All were in favor.

#12-03 Land Cash Ordinance
Planner Zubko stated this text amendment has been in the works for some time now and this is the language the PBZ Committee has come up with. Planner Zubko went page by page through the document. On page 15 under #8 Reservation of Additional Land Claire Wilson did not like that and felt it was too much government since the land had to be set aside for a year. After much discussion Ms. Wilson would like to see the language deleted altogether while the rest of the Commission would like to change it to something like six months of first contact with the governing bodies of a concept, preliminary or final plat so therefore the petitioner will know way ahead of time whether land needs to be set aside or not. 1 year from approval of the final plat is too late in the process for the petitioner. Planner Zubko also stated we did meet with all the school superintendents and assessors that attended our meeting and they were fine with the changes. Most stated they do not count on getting land cash from the County since there are only a couple homes a year built in unincorporated Kendall County.

With no further suggestions or changes Budd Wormley made a motion, seconded by Tom Casey to recommend approval and forward the petition onto the Zoning Board of Appeals. 6 were in favor and Ms. Wilson opposed as she would like to get rid of the language about reservation of land.

#13-15 Subdivision Control Ordinance
Planner Zubko stated this text amendment is to the Subdivision Control ordinance to correct an error discovered. We’re just changing the wording Plat and Zoning Committee to the PBZ Committee and the decision of a variation/except is by the Plat Officer and not the Code Hearing Officer.

With no further suggestions or changes Claire Wilson made a motion, seconded by Larry Nelson to recommend approval and forward the petition onto the Zoning Board of Appeals. All were in favor.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
13-08 ZPAC Definition- approved as modified on 6.18.13- Planner Zubko stated there were a few changes and presented the changes.
13-13 Steven & Lori Seeler- approved on 6.18.13
#13-15 Subdivision Control Ordinance
Planner Zubko stated this text amendment is to the Subdivision Control ordinance to correct an error discovered. We’re just changing the wording Plat and Zoning Committee to the PBZ Committee and the decision of a variation/except is by the Plat Officer and not the Code Hearing Officer.

There was no audience member to discuss this text amendment.

With no further suggestions or changes Karen Clementi made a motion, seconded by Tom LeCuyer to approve the text amendment. With a roll call vote all were in favor and the text amendment will be forwarded to the PBZ Committee.

#12-03 Land Cash Ordinance
Planner Zubko stated this text amendment has been in the works for some time now and this is the language the PBZ Committee has come up with. Planner Zubko went page by page through the document. On page 15 under #8 Reservation of Additional Land Claire Wilson did not like that and felt it was too much government since the land had to be set aside for a year. After much discussion Ms. Wilson would like to see the language deleted altogether while the rest of the Commission would like to change it to something like six months of first contact with the governing bodies of a concept, preliminary or finals plat so therefore the petitioners will know way ahead of time whether land needs to be set aside or not. 1 year from approval of the final plat is too late in the process for the petitioner. Planner Zubko also stated we did meet with all the school superintendents and assessors that attended our meeting and they were fine with the changes. Most stated they do not count on getting land cash from the County since there are only a couple homes a year built in unincorporated Kendall County. There was discussion about section 8 of the Land Cash Ordinance. The consensus liked the 6 months from proof of initial contact instead of the 1 year from the approval of the final plat.

There was no audience member to discuss this text amendment.

With no further suggestions or changes Dick Whitfield made a motion, seconded by Tom Lecuyer to approve the text amendment. With a roll call vote all were in favor and the text amendment will be forwarded to the PBZ Committee.

REVIEW PBZ APPROVALS BY COUNTY BOARD & CHANGES-
13-13 Steven & Lori Seeler- approved on 6.18.13
13.08 ZPAC Definition- approved as modified on 6.18.13- Planner Zubko stated there were a few changes and presented the changes.

NEW BUSINESS- None

OLD BUSINESS-
Update about fencing- Planner Zubko has stated she has talked to the other homeowner and they did not seem to have an issue about getting a variance but will contact Planner Zubko when they get back in the Country at the end of the month. Ms. Zubko has it on her calendar so she will not forget.

PUBLIC COMMENT- None
Red are staff’s suggestions
Blue is just info on other Ordinances
Black highlighted are suggestions from Ad-hoc
Purple are staff’s suggestions after Ad-hoc
Green are changes after the PBZ Meeting
Green and not bold are changes staff made after PBZ discussion on 5.13.13

KENDALL COUNTY LAND CASH ORDINANCE

Last Revised May 16, 2013 (Ordinance # 2013-XX)

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KENDALL COUNTY LAND CASH ORDINANCE

In recent years, Kendall County has experienced a steadily increased population growth due primarily to the residential subdivision and planned unit development of vacant land within the County. Planning studies indicate accelerated growth during the next ten years resulting in the disappearance of available land and the marked increase in land value.

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

Therefore, in the public interest, convenience, health welfare and safety, the establishment of parks, recreation and school sites and facilities are required for each final plat of a residential subdivision.
SECTION 1 – DEDICATION OF PARK, FOREST PRESERVE AND SCHOOL SITES OR PAYMENTS IN LIEU THEREOF:

As a condition of approval of a final plat of subdivision or planned unit development, each individual subdivider or planned unit developer will be required to dedicate land or cash in lieu of actual land or a combination of both based on the recommendation of the affected district which will be the recipient of the contribution, but subject to final determination of the County Board in accordance with the following criteria; (all single family detached dwellings are considered four bedrooms for ordinance computations unless proven otherwise by individual or developer). For age restricted Residential Units the provisions of this ordinance shall not apply to “age-restricted housing” defined as any residential structure subject to a deed restriction requiring at least one occupant to be fifty-five (55) years of age or older. (Got this idea from Plano’s Land Cash Code) Ad hoc suggested maybe not waive park and forest preserve fees but maybe the school fees and maybe allow the County Board to make the decision.

An applicant may request a full or partial waiver of school impact fees for those residential units that are lawfully restricted to occupancy by age-restricted adult or senior citizen housing. All such housing shall contain a deed restriction recorded against the property, in form satisfactory to the States Attorney Office, which deed restriction shall provide that:

a. No student enrolled in the public/private school system of Kendall County shall reside at the premises; and
b. No person under the age of 19 years shall reside within any such housing unit; and
c. The deed restriction shall provide that in the event that the above restrictions are ever modified or violated, the owner of the property at the time the restrictions are modified or violated shall pay to the county the then-current school impact fee.

The County Board may adopt such administrative regulations and guidelines and provisions for enforcement as it deems appropriate to implement this section and ensure that any housing exempted from payment of the school impact fee under this section contains adequate age and occupancy restriction.

A. CRITERIA FOR REQUIRING PARK/FOREST PRESERVE DEDICATION

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

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

**Decided to keep as is**

**Information:**
The National Recreation and Park Association recommend that 10 acres of land is donated per 1,000 residents

*Oswego, Yorkville & Plano match ours with 10 acres per 1,000 people*
*Naperville is 8.6 acres per 1,000 people*
*Joliet is 7.5 acres per 333 units/homes*
*Will County is 5.5 acres per 1,000 people*
*DuPage County is 5.5 acres per 1,000 people*
*Dekalb County also is 10 acres per 1,000 but shall be reduce to 5 acres per 1,000 for subdivisions composed entirely of single family detached houses have a gross buildable density equal to less than 0.8 dwelling units per acre*

3. **Donation Requirement Calculation Examples:**
   Development “A” containing 200 single family homesites

\[(\text{units}) \times (\text{population factor}) \times \text{the required acreage} = \text{Total Acres}\]

\[\text{per 1000 population}\]

200 units \( \times \) 3.764 \( \times \) 10 acres \( \div \) 1,000 = 7.53 acres

4. **Credit for Land Development**
   When land dedication is required by this ordinance, credit to developers for said dedication will be given according to the following criteria:

   For dedications to a park district or forest preserve district, the first five (5) acres must be contiguous and in one location. Credit shall only be granted for parcels that consist of “buildable acreage”. For the purposes of this ordinance “buildable acreage” shall be considered those tracts or areas of land which are not encumbered with any of the following conditions:

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

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

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

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

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

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

B) CRITERIA FOR REQUIRING SCHOOL SITE DEDICATION

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

2. Requirement and Population Ratio
The ultimate number of students to be generated by a subdivision, planned unit
development and/or special use permit shall bear directly upon the amount of land
required to be dedicated for school sites. The land dedication requirement shall be
determined by obtaining the ratio of;

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

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

<table>
<thead>
<tr>
<th>Classification by Grades</th>
<th>Design Capacity per school classification</th>
<th>Minimum Acreage per school classification</th>
<th>Acres Per Student Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>600 students</td>
<td>17.25 acres</td>
<td>0.029</td>
</tr>
<tr>
<td>Middle</td>
<td>900 students</td>
<td>28.75 acres</td>
<td>0.032</td>
</tr>
<tr>
<td>High School</td>
<td>2400 students</td>
<td>92.00 acres</td>
<td>0.038</td>
</tr>
</tbody>
</table>

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

- **Elementary**
  
  \[100 \times 0.644 \times 0.029 = 1.367 \text{ acres}\]

- **Middle**
  
  \[100 \times 0.184 \times 0.032 = 0.588 \text{ acres}\]

- **High School**
  
  \[100 \times 0.36 \times 0.038 = 1.368 \text{ acres}\]

**Total Acreage** = 3.823 acres

Decided to use Oswego’s updated numbers:

<table>
<thead>
<tr>
<th>Classification by Grades</th>
<th>Design Capacity per school classification</th>
<th>Minimum Acreage per school classification</th>
<th>Acres Per Student Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>850 students</td>
<td>15-20 acres</td>
<td>0.021</td>
</tr>
<tr>
<td>Middle</td>
<td>1125 students</td>
<td>30 acres</td>
<td>0.027</td>
</tr>
<tr>
<td>High School</td>
<td>3200 students</td>
<td>110 acres</td>
<td>0.034</td>
</tr>
</tbody>
</table>

**Elementary**

\[100 \times 0.644 \times (17.5/850) = 1.326 \text{ acres}\]

**Middle**

\[100 \times 0.184 \times (30/1125) = 0.490 \text{ acres}\]

**High School**

\[100 \times 0.36 \times (110/3200) = 1.238 \text{ acres}\]

**Total Acreage** = 3.054 acres
Information from Staff:
Typically most people only have 1 school district for their municipality and go off those design standards. Since we have multiple school districts I suggest taking the average of all the schools and use those numbers (design capacity and acres per site) OR using the highest school capacities like Oswego.

<table>
<thead>
<tr>
<th>Classification by Grades</th>
<th>Design Capacity per school classification</th>
<th>Minimum Acreage per school classification</th>
<th>Acres Per Student Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>575 students</td>
<td>11.56 acres</td>
<td>0.020</td>
</tr>
<tr>
<td>Middle</td>
<td>630 students</td>
<td>16.56 acres</td>
<td>0.026</td>
</tr>
<tr>
<td>High School</td>
<td>1200 students</td>
<td>75.84 acres</td>
<td>0.063</td>
</tr>
</tbody>
</table>

Elementary
\[
100 \times 0.644 \times (11.56/575) = 1.295 \text{ acres}
\]

Middle
\[
100 \times 0.184 \times (16.56/630) = 0.484 \text{ acres}
\]

High School
\[
100 \times 0.36 \times (75.84/1200) = 2.275 \text{ acres}
\]

Total Acreage = 4.054 acres

Oswego: (old information)

<table>
<thead>
<tr>
<th>Elementary schools, grades kindergarten through 5th (K–5)</th>
<th>600 students</th>
<th>15 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Junior high schools, grades 6th through 8th (6–8)</td>
<td>900 students</td>
<td>25 acres</td>
</tr>
<tr>
<td>High schools, grades 9th through 12th (9–12)</td>
<td>2,400 students</td>
<td>80 acres</td>
</tr>
<tr>
<td>County</td>
<td>Elementary schools, grades kindergarten through 5th (K–5)</td>
<td>Students</td>
</tr>
<tr>
<td>--------------</td>
<td>----------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Kane County</td>
<td>600 students</td>
<td>15 acres</td>
</tr>
<tr>
<td></td>
<td>Junior high schools, grades 6th through 8th (6–8)</td>
<td>900 students</td>
</tr>
<tr>
<td></td>
<td>High schools, grades 9th through 12th (9–12)</td>
<td>1,500 students</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>County</th>
<th>Elementary schools, grades kindergarten through 5th (K–5)</th>
<th>Students</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dekalb County</td>
<td>600 students</td>
<td>11 acres</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Junior high schools, grades 6th through 8th (6–8)</td>
<td>750 students</td>
<td>28 acres</td>
</tr>
<tr>
<td></td>
<td>High schools, grades 9th through 12th (9–12)</td>
<td>1,500 students</td>
<td>45 acres</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>County</th>
<th>Elementary schools, grades kindergarten through 5th (K–5)</th>
<th>Students</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dupage County</td>
<td>600 students</td>
<td>11 acres</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Junior high schools, grades 6th through 8th (6–8)</td>
<td>900 students</td>
<td>29 acres</td>
</tr>
<tr>
<td>High schools, grades 9th through 12th (9–12)</td>
<td>1,500 students</td>
<td>45 acres</td>
<td></td>
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<td>-------------------------------------------</td>
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<tr>
<td>Naperville:</td>
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<tr>
<td>Elementary schools, grades kindergarten through 5th (K–5)</td>
<td>650 students</td>
<td>15 acres</td>
<td></td>
</tr>
<tr>
<td>Junior high schools, grades 6th through 8th (6–8)</td>
<td>1,200 students</td>
<td>25 acres</td>
<td></td>
</tr>
<tr>
<td>High schools, grades 9th through 12th (9–12)</td>
<td>3,000 students</td>
<td>80 acres</td>
<td></td>
</tr>
</tbody>
</table>

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

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

2. **Collection of Fees:**

   a) The cash contribution in lieu of park and recreation land dedication shall be held **in-trust-by in an interest bearing account by the Treasurer of the County**, or other public body designated by the County, solely for the acquisition of park or recreational land as herein classified, which will be available to serve the immediate and future needs of the residents of that subdivision or development, or for the improvement of other existing local park and recreation lands which already serve such needs. Distribution of cash contributions shall be made on a quarterly basis to appropriate park/forest preserve/recreation land agents.

   b) The cash contribution in lieu of school sites shall be held **in-trust-by in an interest bearing account by the Treasurer of the County** or other public body designated by the County. Said funds shall be used solely for the acquisition of land for a school site to serve the immediate or future needs of
children from that subdivision or development, or for the construction of a new school or improvement to any existing school site or buildings which already serve or will serve such need. Distribution of cash contributions shall be made on a quarterly basis to appropriate districts.

c) Unless otherwise approved by the affected school, park or forest preserve district, the total cash contribution required shall be determined prior to the approval of the final plat and shall be based upon the generation tables and fair market values in effect at the time of recording. If a subdivision contains more than three lots, the Owner/subdivider/developer may choose to pay the cash-in-lieu contribution at the time of issuance of a building permit for each individual lot or as a lump sum payment prior to the recoding of the final subdivision plat.

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

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

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

3. Refund

If any portion of a cash contribution in lieu of park, preserve, recreation or school sites is not expended for the purposes set forth herein within ten years from the date of receipt, it shall be refunded with accumulated interest to the lot owner or owners of those lots for which the contribution was made which owner or owners are determined at the time the date of refund is established.

(We have never done a refund as we distribute the money quarterly; no clue how we would even track this.)

Will Delete
4. **Criteria for Requiring Land Dedication and a Fee**
There will be situations in subdivisions or planned unit developments when a combination of land dedication and a contribution in lieu of land are both necessary; these occasions will arise when:

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

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

5. **Fair Market Value**
The cash contributions in lieu of land shall be based on the “Fair Market Value” of the acres of land in the area improved that otherwise would have been dedicated as park, preserve, recreation or school sites. An “Improved Acre” is defined as a tract of land improved with streets, curbs, water, storm sewer, sanitary sewer, electrical, natural gas and telephone service. Fair Market Value for land not part of a subdivision or a planned unit development shall also be calculated on the Fair Market Value of an improved acre. As of June 21, 2005, the Fair Market Value of an improved acre is determined to be $98,000. The Fair Market Value shall be adjusted annually by applying the year-ending 12-month percent change in the Employment Cost Index for state and local government compensation costs as published by the Bureau of Labor Statistics in January of each year. The Fair Market Value may be adjusted anytime by official action of the County Board. As of __________2013 (insert the date the ordinance revision is approved by the Board) the Fair Market Value of an improved acre is determined to be $81,268. The Fair Market Value of an improved acre is calculated as follows:

1. Determine “numerator” consisting of the summation of assessed values for the most recent three consecutive years of Improved lots (R/40), Improvements (R/40) and Farm Homesites (F1/11) as shown in the final abstracts of assessed property values on Form PTAX-260-A, provided by the County Chief Assessor,

2. Determine “denominator” consisting of the summation of the number of improved acres of Improved lots (R/40), Improvements (R/40) and Farm Homesites (F1/11) within the County for the most recent three consecutive years,

3. Divide “numerator” by “denominator” and multiply by three to convert to Fair Market Value of an improved acre.

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

**PBZ suggests:**
The Fair Market Value should be based on an average of the last three years of residential assessed values by township as determined by the Supervisor of Assessments and approved by the County Board.
Staff's suggestions:
Because of the diversity of lands within the County, a single determination of "fair market value" is not possible. The "fair market value" for any particular parcel shall be recommended by the Supervisor of Assessments Officer of Kendall County. This valuation recommended by the Supervisor of Assessments shall be used unless any divider, developer, or public body files a written objection thereto.

Alternative 1:
As of April 21, 2009, the Fair Market Value of an improved acre was determined to be $113,861.71. The Fair Market Value shall be adjusted annually by the County Board at no more than 2% (two percent) each year.

Alternative 2:
Based upon the value per acre of improved land in the municipality where the present school is located.

Alternative 3:
Shall submit a fair market value appraisal, prepared by an M.A.I. appraiser or other qualified land appraiser, of such improved land in the area of the proposed subdivision. If the Supervisor of Assessments not agree with such appraisal, he/she shall, within 15 days from receipt of such appraisal so notify the subdivision of such disagreement in writing. Within 30 days from such notification, the County shall have a fair market value appraisal prepared by an M.A.I. appraiser or other qualified land appraiser of such improved land in the area of the proposed subdivision. The final determination of the fair market value per acre of such improved lands shall be made by the County Board at a meeting between the affected parties and being based upon the information submitted to the Planning, Building & Zoning Office by the affected parties. The cost of all such appraisals shall be paid for by the parties submitting same.

Ad-hoc suggestion:
The Ad-hoc committee suggested to have the township assessor come up with a fair market value number every year to make it "fair" and add the cost of construction and that would be the fair market value.

Then there was discussion to re-evaluate every 3 years instead of every year.
Staff deleted all after the decision was made how to calculate Fair Market Value

Below are the different ways over the years it has been done in Kendall County:
1. Determined by the Supervisor of Assessment Office; final determination is by County Board
2. Based upon the value per acre of improved land in the municipality where the present school is located. In the event the municipality has made a determination of fair market value that value shall be applicable, if not the Supervisor of Assessments shall make the determination.
3. Improved acre= $45,000, unimproved acre not part of a pud is $20,000. Fair Market Value shall be reviewed by the CB every 2 years. Value of an
unimproved acre shall be estimated with those improvements necessary to make
the land habitable. Improvements shall include as a min. septic, water,
electricity, well and roads

4. Acre= $98,000, including $58,000 an acre as a base for unimproved land and
adding a factor of $40,000 an acre in improvements for streets and utility
services to come up with the figure of $98,000. The $40,000 was based on
the estimate developed by Strand using the information on improvement costs
associated with SF Development. Also include an automatic annual inflationary
adjustment. Fair Market Value shall be reviewed by the CB every 2 years.
Value of an unimproved acre shall be estimated with those improvements
necessary to make the land habitable. Improvements shall include as a min.
septic, water, electricity, well and roads. Automatic annual inflationary
adjustment

DuPage County:
At the time of the final plat is submitted to the Plat Committee for review the
subdivision shall submit a fair market value appraisal, prepared by an M.A.I.
appraiser or other qualified land appraiser, of such improved land in the area of
the proposed subdivision. If the Plat Officer does not agree with said appraisal, he/she
shall, within 15 days from receipt of such appraisal so notify the subdivision of such
disagreement in writing. Within 30 days from such notification, the appropriate
public agency shall have a fair market value appraisal prepared by an M.A.I.
apraiser or other qualified land appraiser of such improved land in the area of the
proposed subdivision. The final determination of the fair market value per acre of
such improved lands shall be made by the Plat Officer at a meeting between the
affected parties and being based upon the information submitted to the Plat
Committee by the affected parties. The cost of all such appraisals shall be paid for
by the parties submitting same.

Will County:
For Park:
The cash contribution in lieu of land shall be based on the “fair market value” of the
acres of fully improved park land in the area after development. Because of the
diversity of lands within the County, a single determination of “fair market value: is
not possible. The “fair market value” for any particular parcel shall be
recommemnded by the Supervisor of Assessments Officer of Will County. This
valuation recommended by the Supervisor of Assessments shall be used unless any
subdivider, developer, or public body files a written objection thereto. In the event
of any such objection, the subdivider, developer, or public body shall submit an
appraisal showing the “fair market value” of such improved park land in the area
of development or other evidence. Final determination of said “fair market value”
per acre of such improved land shall be made by the Land Use Committee of the
Will County Board based on such information submitted by the subdivider or
developer and from other sources as may be submitted to the Committee by affected parties.

For School:
Each school district, if it is to be a recipient of funds under this Ordinance, shall, prior to July 1st of each year, recommend to the Will County Board a valuation indicating the current market value of an improved acre within that school district. For purposes of this Ordinance, an improved acre shall be defined as an acre of land that is fine graded and made ready for construction with utilities, sewer, water and streets, including enclosed drainage and curb and gutter, brought along the entire street frontage of the land. Said valuation shall include an MAI (Member of the Appraisal Institute) appraisal which should include multiple acre parcels suitable for school sites (if available). Said multiple acre parcel to be defined in the same manner as an improved acre is defined above. Notwithstanding the previous provision, a high school district may recommend more than one valuation which shall correspond and be identical to the valuations within the elementary feeder districts the high school district serves.

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

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

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

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

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

8. Reservation of Additional Land
Where the park district, forest preserve district or school district’s plan or standards of the County Plan call for a larger amount of park and recreational land or school sites in a particular subdivision or planned unit development than the developer is required to dedicate, the land needed beyond the developer’s contribution shall be reserved for subsequent purchases by the County or other public body designated by the County, provided that within one (1) year from the approval of the final plat, designated public body signs a contract to purchase the land or files a condemnation suit in pursuit thereof that such acquisition is made within one year from the date of approval of the final plat.

within one (1) year from the approval of the final plat, designated public body and developer approve a contract that provides for the current or future sale of land from the developer to the designated public body, in the form of a land purchase agreement, right of first refusal or option to purchase.

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

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

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

### CHILDREN PER UNIT

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>Pre-School 0-4 Years</th>
<th>Elementary Grades K-6 5-11 Years</th>
<th>Junior High Grades 7-8 12-13 Years</th>
<th>Total Grades K-8 5-13 Years</th>
<th>High School Grades 9-12 14-17 Years</th>
<th>Adults 18 Years +</th>
<th>Total Per Dwelling Unit</th>
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**Note:**
There are only three significant categories provided in this chart. Because of the similarity of yields of all types of attached single family dwelling units, only one category is provided. The same is true with apartments; thus, only one category. Because of the relatively short history of some newer types of detached and attached single-family units, individual evaluations may be necessary.

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Illinois School Consulting Service
Associated Municipal Consultants,
Naperville, Illinois

**TABLE 1**
DEMOGRAPHICS
Existing Kendall County Public School Sites

<table>
<thead>
<tr>
<th>By District</th>
<th>04-05 Enrollment</th>
<th>Sub Total</th>
<th>Acres Per Site</th>
<th>Sub Total</th>
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**GRAND TOTAL**

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19260.00
745.00
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TABLE 2-A

CURRENT (PROPOSE TO DELETE)
### DEMOGRAPHICS

Existing Kendall County Public School Sites

<table>
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<tr>
<th>Schools Grouped by Type</th>
<th>Enrollment 04-05</th>
<th>Average Acres Per Site</th>
<th>Average Acreage/Site</th>
<th>Acres Per Student</th>
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* Denotes part of a combined Elementary and Middle School or Elementary Intermediate School site.

**TABLE 2-B**
### DEMOGRAPHICS

#### Existing Kendall County Public School Sites

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<th>Schools Grouped by Type</th>
<th>Enrollment 11-12</th>
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Table 2-B  
PROPOSED
### DEMOGRAPHICS

**Design Capacity & Acreage Statistics for Existing Kendall County Public School Sites**

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<th>By District</th>
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**Grand Total**

|               | 21890.00 | 774.00 |

**Current (Propose to Delete)**

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**Table 3-A**
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<th>Average Acreage/Site</th>
<th>Acres Per Student</th>
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</tr>
<tr>
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<td>600.00</td>
<td>19.90</td>
<td></td>
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<tr>
<td>Yorkville #115 Yorkville Intermediate</td>
<td>750.00</td>
<td>10.00</td>
<td></td>
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</tr>
<tr>
<td>Yorkville #115 Yorkville G.S.</td>
<td>300.00</td>
<td>4.00</td>
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<tr>
<td>Yorkville #115 Grand Reserve</td>
<td>650.00</td>
<td>12.00</td>
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<td>Yorkville #115 Bristol G.S.</td>
<td>425.00</td>
<td>4.40</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>10910.00</strong></td>
<td><strong>574.21</strong></td>
<td><strong>219.60</strong></td>
<td><strong>11.56</strong></td>
<td><strong>0.02</strong></td>
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</table>

* Denotes part of a combined Elementary and Middle School Facility

**TABLE 3-B**
Kendall County Public Schools
Existing School Site Acreage and Design Capacity Statistics

<table>
<thead>
<tr>
<th>Grouped By School Type</th>
<th>Design Capacity</th>
<th>Average Ave. Capacity</th>
<th>Acres Per Site</th>
<th>Average Acreage/Site</th>
<th>Acres Per Student</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>High School</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Plainfield #202</td>
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</tr>
<tr>
<td>Yorkville #115</td>
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<td>67.00</td>
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<tr>
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<td>21.10</td>
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<tr>
<td>Plano #88</td>
<td>1000.00</td>
<td>40.00</td>
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<tr>
<td>Oswego #308</td>
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<td>Oswego #308</td>
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<td>100.75</td>
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<td>Newark H. S. #18</td>
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<td>8.79</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td>10450.00</td>
<td>1492.86</td>
<td>434.34</td>
<td>62.05</td>
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<td><strong>Middle School</strong></td>
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<td>Plaino #88</td>
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<td><strong>Total</strong></td>
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<td>880.71</td>
<td>125.00</td>
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<td><strong>Elementary School</strong></td>
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<td>Lisbon G.S. #90</td>
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<td>18120.00</td>
<td>671.11</td>
<td>360.17</td>
<td>13.34</td>
<td>0.0199</td>
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**TABLE 3-B**
<table>
<thead>
<tr>
<th>School District</th>
<th>Elementary School</th>
<th>Middle School</th>
<th>Combined Elementary/Middle School</th>
<th>High School</th>
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<tbody>
<tr>
<td></td>
<td>Capacity</td>
<td>Acreage</td>
<td>Acres Per Student</td>
<td>Capacity</td>
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<td>650-750</td>
<td>15</td>
<td>0.02</td>
<td>1000</td>
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<tr>
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<td>600-750</td>
<td>15*</td>
<td>0.02</td>
<td>900</td>
</tr>
<tr>
<td>Newark</td>
<td>750</td>
<td>15*</td>
<td>0.02</td>
<td>900</td>
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<td>0.2</td>
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<td>850</td>
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<td>0.018</td>
<td>900-1000</td>
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<td>Sandwich</td>
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<td>11</td>
<td>0.018</td>
<td>750</td>
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<td>600</td>
<td>17</td>
<td>0.028</td>
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<td>600</td>
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<td>0.033</td>
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<td><strong>Average</strong></td>
<td>637.5</td>
<td>18.5</td>
<td>0.029</td>
<td>892.86</td>
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For the purposes of computing the averages, the higher design capacity figures were used.

* Denotes acreage not including detention facilities.
** Denotes proposed standard for K - 8th grade
### Table 4: Improved Lot Value (lot has structures) and Farm Homesteads

<table>
<thead>
<tr>
<th>TOWNSHIP</th>
<th>2012</th>
<th># OF ACRES</th>
<th>2011</th>
<th># OF ACRES</th>
<th>2010</th>
<th># OF ACRES</th>
<th>TOTAL OF 3 YEARS</th>
<th>TOTAL # OF ACRES</th>
<th>AVERAGE/ MARKET VALUE (EAV x 3)</th>
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<td>LITTLE ROCK</td>
<td>$43,676,540</td>
<td>2,209</td>
<td>$56,303,890</td>
<td>2,209</td>
<td>$63,238,516</td>
<td>2,209</td>
<td>$163,218,946</td>
<td>6,626</td>
<td>$24,634</td>
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<tr>
<td>BRISTOL</td>
<td>$118,818,615</td>
<td>3,243</td>
<td>$131,268,417</td>
<td>3,243</td>
<td>$143,433,864</td>
<td>3,243</td>
<td>$393,520,896</td>
<td>9,730</td>
<td>$40,445</td>
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<tr>
<td>OSWEGO</td>
<td>$256,497,862</td>
<td>5,365</td>
<td>$278,794,080</td>
<td>5,365</td>
<td>$295,529,673</td>
<td>5,365</td>
<td>$830,821,615</td>
<td>16,094</td>
<td>$51,622</td>
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<tr>
<td>FOX</td>
<td>$12,117,522</td>
<td>1,094</td>
<td>$14,596,897</td>
<td>1,094</td>
<td>$16,168,478</td>
<td>1,094</td>
<td>$42,882,897</td>
<td>3,282</td>
<td>$13,068</td>
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<td>KENDALL</td>
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<td>$52,877,209</td>
<td>1,774</td>
<td>$56,869,347</td>
<td>1,774</td>
<td>$161,398,792</td>
<td>5,322</td>
<td>$30,326</td>
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<td>NAAUSAY</td>
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<td>$46,752,024</td>
<td>1,420</td>
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<td>$141,056,986</td>
<td>4,261</td>
<td>$33,103</td>
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<tr>
<td>BIG GROVE</td>
<td>$12,159,901</td>
<td>659</td>
<td>$12,427,813</td>
<td>659</td>
<td>$12,327,007</td>
<td>659</td>
<td>$36,914,721</td>
<td>1,977</td>
<td>$18,669</td>
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<td>LISBON</td>
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<td>$3,475,917</td>
<td>443</td>
<td>$4,609,044</td>
<td>443</td>
<td>$11,564,811</td>
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<tr>
<td>SEWARD</td>
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<td>975</td>
<td>$22,370,452</td>
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<td>975</td>
<td>$67,972,946</td>
<td>2,925</td>
<td>$23,242</td>
</tr>
</tbody>
</table>

**SUM**  
$563,020,539  | 17,182  | $618,866,699  | 17,182  | $667,465,372  | 17,182  | 5,727  | $27,089  | $81,268  

Ave. for 9 townships

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

<table>
<thead>
<tr>
<th>School Type</th>
<th>Avg. Ac./Student Per 2001 Ordinance</th>
<th>Avg. Ac./Student Based on Existing Schools</th>
<th>Avg. Ac./Student Based on Existing District Design Standards</th>
<th>Proposed Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>0.047</td>
<td>0.019</td>
<td>0.029</td>
<td>0.029</td>
</tr>
<tr>
<td>Jr. High</td>
<td>0.037</td>
<td>0.026</td>
<td>0.032</td>
<td>0.032</td>
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<tr>
<td>High School</td>
<td>0.091</td>
<td>0.063</td>
<td>0.036</td>
<td>0.038</td>
</tr>
<tr>
<td>Total</td>
<td>0.175</td>
<td>0.108</td>
<td>0.097</td>
<td>0.099</td>
</tr>
</tbody>
</table>

**TABLE 5**
Land Cash Donation Calculation Sheet - (effective 05/01/09)

Unit Type: Two-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

\[
\text{(Dwelling Units)} \times (\text{Total Population per Unit}) \times \frac{10.0 \text{ acres}}{1,000 \text{ population}} \times \$113,871.61 = \text{Contribution per Unit}
\]

\[
\frac{\text{(1 unit)}}{\text{(2.017)}} \times \frac{\text{(0.010)}}{\$113,871.61} = \$2,296.79
\]

School Donation:

\[
\text{(Dwelling Units)} \times (\text{Students per Unit by Grade}) \times \text{school capacity by school type} \times \$113,871.61 = \text{Contribution per Unit}
\]

**Elementary**

\[
\frac{(1 \text{ unit})}{(0.143)} \times \frac{(0.029)}{\$113,871.61} = \$472.22
\]

**Middle School**

\[
\frac{(1 \text{ unit})}{(0.041)} \times \frac{(0.032)}{\$113,871.61} = \$149.39
\]

**High School**

\[
\frac{(1 \text{ unit})}{(0.020)} \times \frac{(0.038)}{\$113,871.61} = \$86.54
\]

Total School Contribution

\[
= \$708.15
\]

Forest Preserve Contribution

\[
\$2,296.79
\]

Total Contribution per 2- Bedroom Unit

\[
\$3,004.94
\]

TABLE 6 (Page 1 of 4)
Land Cash Donation Calculation Sheet - *(Proposed new standards 2013)*

**Unit Type: Two-Bedroom Single-family Detached Unit**

**Forest Preserve/Park Donation:**

\[
\text{Contribution per Unit} =  \frac{10.0 \text{ acres}}{(1 \text{ unit}) \times (2.017) \times (0.010) \times ($81,268)} = $1,639.18
\]

**School Donation:**

\[
\text{Contribution per Unit} = \frac{\# \text{ acres per school type} \times \text{ Fair Market Value}}{(1 \text{ unit}) \times (0.143) \times (0.021) \times ($81,268)} = $244.05
\]

Elementary

\[
(1 \text{ unit}) \times (0.143) \times (0.021) \times ($81,268) = $36.85
\]

Middle School

\[
(1 \text{ unit}) \times (0.041) \times (0.027) \times ($81,268) = $89.96
\]

High School

\[
(1 \text{ unit}) \times (0.020) \times (0.034) \times ($81,268) = $55.26
\]

Total School Contribution

\[
= $389.27
\]

**Forest Preserve Contribution**

\[
= $1,639.18
\]

\[
= $1,639.18 + $389.27 = $2,028.45
\]

---

**TABLE 4 (Page 1 of 4)**
Land Cash Donation Calculation Sheet - (effective 05/01/09)

Unit Type: Three-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

\[
\begin{align*}
\text{(#Dwelling Units)} \times (\text{Total Population per Unit}) \times 1,000 \text{ population} & \times \frac{10.0\text{ acres}}{0.010} \times (\$113,871.61) = \text{Contribution per Unit} \\
(1 \text{ unit}) \times (2.899) & \times (0.010) \times (\$113,871.61) = \$3,301.13
\end{align*}
\]

School Donation:

\[
\begin{align*}
\text{(#Dwelling Units)} \times (\text{Students per Unit by Grade}) \times \text{school capacity by school type} & \times (\$113,871.61) = \text{Contribution per Unit} \\
\text{Elementary} & \\
(1 \text{ unit}) \times (0.422) & \times (0.029) \times (\$113,871.61) = \$1,393.56 \\
\text{Middle School} & \\
(1 \text{ unit}) \times (0.120) & \times (0.032) \times (\$113,871.61) = \$437.26 \\
\text{High School} & \\
(1 \text{ unit}) \times (0.184) & \times (0.038) \times (\$113,871.61) = \$796.19 \\
\text{Total School Contribution} & = \$2,627.01
\end{align*}
\]

\[
\begin{align*}
\text{Forest Preserve Contribution} & = \$3,301.13 \\
\text{+ Total School Contribution} & = \$2,627.01 \\
\text{Total Contribution per 3 - Bedroom Unit} & = \$5,928.14
\end{align*}
\]

TABLE 6 (Page 2 of 4)
Land Cash Donation Calculation Sheet - *(Proposed new standards 2013)*

Unit Type: Three-Bedroom Single-family Detached Unit

**Forest Preserve/Park Donation:**

\[(\text{#Dwelling Units}) \times (\text{Total Population per Unit}) \times \frac{1,000 \text{ population}}{(1 \text{ unit}) \times (2.899) \times (0.010) \times ($81,268)} = \text{Contribution per Unit}\]

\[
10.0 \text{ acres} \\
(1 \text{ unit}) \times (2.899) \times (0.010) \times ($81,268) = \$2,355.96
\]

**School Donation:**

\[(\text{#Dwelling Units}) \times (\text{Students per Unit by Grade}) \times (\text{School capacity by school type}) \times ($81,268) = \text{Contribution per Unit}\]

**Elementary**

\[
(1 \text{ unit}) \times (0.422) \times (0.021) \times ($81,268) = \$720.20
\]

**Middle School**

\[
(1 \text{ unit}) \times (0.120) \times (0.027) \times ($81,268) = \$263.31
\]

**High School**

\[
(1 \text{ unit}) \times (0.184) \times (0.034) \times ($81,268) = \$508.41
\]

**Total School Contribution**

\[
\text{--------------------------------------} = \$1,491.92
\]

**Forest Preserve Contribution**

\[
\$2,355.96
\]

**+ Total School Contribution**

\[
\$1,491.92
\]

**Total Contribution per 3 - Bedroom Unit**

\[
\$3,847.88
\]

*TABLE 4 (Page 2 of 4)*
Land Cash Donation Calculation Sheet - (effective 05/01/09)

Unit Type: Four-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

\[(\#\text{Dwelling Units}) \times (\text{Total Population per Unit}) \times \frac{10.0 \text{ acres}}{1,000 \text{ population}} \times (\$113,871.61) = \text{Contribution per Unit}\]

\[(1 \text{ unit}) \times (3.764) \times (0.010) \times (\$113,871.61) = \$4,286.12\]

School Donation:

\[(\#\text{Dwelling Units}) \times (\text{Students per Unit by Grade}) \times \text{school capacity by school type} \times (\$113,871.61) = \text{Contribution per Unit}\]

\[\text{Elementary}\]

\[(1 \text{ unit}) \times (0.644) \times (0.029) \times (\$113,871.61) = \$2,126.66\]

\[\text{Middle School}\]

\[(1 \text{ unit}) \times (0.184) \times (0.032) \times (\$113,871.61) = \$670.47\]

\[\text{High School}\]

\[(1 \text{ unit}) \times (0.360) \times (0.038) \times (\$113,871.61) = \$1,557.76\]

Total School Contribution = \$4,354.89

Forest Preserve Contribution $4,286.12

Total Contribution per 4-Bedroom Unit $8,641.01

TABLE 6 (Page 3 of 4)
Land Cash Donation Calculation Sheet - *(Proposed new standards 2013)*

Unit Type: Four-Bedroom Single-family Detached Unit

**Forest Preserve/Park Donation:**

\[
(\#\text{Dwelling Units}) \times (\text{Total Population per Unit}) \times 1,000 \text{ population} \times (10.0 \text{ acres}) \times ($81,268) = \text{Contribution per Unit}
\]

\[
(1 \text{ unit}) \times (3.764) \times (0.010) \times ($81,268) = $3,058.93
\]

**School Donation:**

\[
(\#\text{Dwelling Units}) \times (\text{Students per Unit by Grade}) \times \text{School capacity by school type} \times (\# \text{ acres per school type}) \times \text{Fair Market Value} = \text{Contribution per Unit}
\]

**Elementary**

\[
(1 \text{ unit}) \times (0.644) \times (0.021) \times ($81,268) = $1,099.07
\]

**Middle School**

\[
(1 \text{ unit}) \times (0.184) \times (0.027) \times ($81,268) = $403.74
\]

**High School**

\[
(1 \text{ unit}) \times (0.360) \times (0.034) \times ($81,268) = $994.72
\]

**Total School Contribution**

\[
= $2,497.53
\]

\[
\text{Forest Preserve Contribution} \quad $3,058.93
\]

\[
+ \text{Total School Contribution} \quad +$2,497.53
\]

\[
\text{Total Contribution per 4- Bedroom Unit} \quad =$5,556.46
\]

---

**TABLE 4 (Page 3 of 4)**
Land Cash Donation Calculation Sheet- (effective 05/01/09)

Unit Type: Five-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

\[
\begin{align*}
(\text{#Dwelling Units}) \times (\text{Total Population per Unit}) & \times 10.0 \text{ acres} \\
(1 \text{ unit}) \times (3.770) & \times 1,000 \text{ population} \\
& \times (0.010) \times (\$113,871.61) \Rightarrow \text{Contribution per Unit} \\
& \Rightarrow (\$4,292.95)
\end{align*}
\]

School Donation:

\[
\begin{align*}
(\text{#Dwelling Units}) \times (\text{Students per Unit by Grade}) & \times \text{School capacity by school type} \\
(1 \text{ unit}) \times (0.461) & \times \text{school capacity} \\
& \times (0.029) \times (\$113,871.61) \Rightarrow \text{Contribution per Unit}
\end{align*}
\]

Elementary

\[
\begin{align*}
(1 \text{ unit}) \times (0.461) & \times (0.029) \times (\$113,871.61) \Rightarrow (\$1,522.34)
\end{align*}
\]

Middle School

\[
\begin{align*}
(1 \text{ unit}) \times (0.132) & \times (0.032) \times (\$113,871.61) \Rightarrow (\$480.99)
\end{align*}
\]

High School

\[
\begin{align*}
(1 \text{ unit}) \times (0.300) & \times (0.038) \times (\$113,871.61) \Rightarrow (\$1,298.13)
\end{align*}
\]

Total School Contribution = $3,301.47

Forest Preserve Contribution $4,292.95

\[
\begin{align*}
\text{Total Contribution per 5- Bedroom Unit} & \Rightarrow (\$7,594.42)
\end{align*}
\]

TABLE 6 (Page 4 of 4)
Land Cash Donation Calculation Sheet - (Proposed new standards 2013)

Unit Type: Five-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

\[
\text{(#Dwelling Units)} \times \left( \frac{\text{Total Population per Unit}}{1,000 \text{ population}} \right) \times \left( \frac{10.0 \text{ acres}}{(0.010)} \right) \times (\$81,268) = \text{Contribution per Unit} = \$3,063.80
\]

School Donation:

\[
\text{(#Dwelling Units)} \times \left( \frac{\text{Students per Unit by Grade}}{\text{school capacity by school type}} \right) \times \text{Fair Market Value} = \text{Contribution per Unit}
\]

Elementary

\[
(1 \text{ unit}) \times (0.461) \times (0.021) \times (\$81,268) = \$786.76
\]

Middle School

\[
(1 \text{ unit}) \times (0.132) \times (0.027) \times (\$81,268) = \$289.64
\]

High School

\[
(1 \text{ unit}) \times (0.300) \times (0.034) \times (\$81,268) = \$828.93
\]

Total School Contribution

\[
\text{Total School Contribution} = \$1,905.33
\]

Forest Preserve Contribution

\[
\text{Forest Preserve Contribution} = \$3,063.80
\]

Total Contribution per 5-Bedroom Unit

\[
\text{Total Contribution per 5-Bedroom Unit} = \$4,969.13
\]

TABLE 4 (Page 4 of 4)
## Summary Of Land Costs by Township for Unimproved Property
### As of August 1, 2004

<table>
<thead>
<tr>
<th>TOWNSHIP</th>
<th>TOTAL ACRES</th>
<th>TOTAL AMOUNT IN LAND SALES</th>
<th>AVERAGE COST/ACRE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Little Rock</td>
<td>81.82</td>
<td>$ 1,429,804.50</td>
<td>$ 17,475.00</td>
</tr>
<tr>
<td>Bristol</td>
<td>860.40</td>
<td>$ 21,234,164.71</td>
<td>$ 24,679.41</td>
</tr>
<tr>
<td>Oswego</td>
<td>487.07</td>
<td>$ 28,357,131.99</td>
<td>$ 58,219.83</td>
</tr>
<tr>
<td>Fox</td>
<td>236.45</td>
<td>$ 1,896,565.45</td>
<td>$ 8,021.00</td>
</tr>
<tr>
<td>Kendall</td>
<td>744.02</td>
<td>$ 16,399,918.44</td>
<td>$ 22,042.31</td>
</tr>
<tr>
<td>Na-Au Say</td>
<td>599.08</td>
<td>$ 26,008,284.35</td>
<td>$ 43,314.71</td>
</tr>
<tr>
<td>Big Grove</td>
<td>474.12</td>
<td>$ 3,232,412.24</td>
<td>$ 6,817.71</td>
</tr>
<tr>
<td>Lisbon</td>
<td>765.57</td>
<td>$ 6,987,759.64</td>
<td>$ 9,127.53</td>
</tr>
<tr>
<td>Seward</td>
<td>798.66</td>
<td>$ 17,634,312.25</td>
<td>$ 22,079.87</td>
</tr>
<tr>
<td>Totals</td>
<td>5,047.19</td>
<td>$123,180,353.57</td>
<td>$ 24,405.79</td>
</tr>
</tbody>
</table>

Source: Kendall County Assessors Office

---

**TABLE 7**

CURRENT (PROPOSE TO DELETE)
## Subdivision Cost Breakdown

<table>
<thead>
<tr>
<th>Municipal</th>
<th>Acreage</th>
<th>Number of Lots</th>
<th>Classification</th>
<th>Sanitary Sewer</th>
<th>Water Main</th>
<th>Storm Sewer</th>
<th>Roadway</th>
<th>Street Lighting</th>
<th>Detention</th>
<th>Site Grading</th>
<th>Pump Station</th>
<th>Total Cost</th>
<th>Cost Per Acre</th>
<th>Cost Per Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Subdivision 1 - SFR</td>
<td>24.22 31</td>
<td>Urban</td>
<td>$138,704.00</td>
<td>$274,336.00</td>
<td>$139,568.50</td>
<td>$358,677.00</td>
<td>$92,500.00</td>
<td>$80,482.50</td>
<td>$1,005,288.50</td>
<td>$41,235.86</td>
<td>$22,428.65</td>
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<td></td>
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<tr>
<td>Residential Subdivision 2 - SFR</td>
<td>6.77 9</td>
<td>Urban</td>
<td>$141,175.00</td>
<td>$79,087.00</td>
<td>$27,100.50</td>
<td>$60,008.60</td>
<td>$2,200.00</td>
<td>$2,699.00</td>
<td>$1,555.35</td>
<td>$65,921.45</td>
<td>$18,595.98</td>
<td>$24,723.97</td>
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<td></td>
</tr>
<tr>
<td>Residential Subdivision 3 - MFR</td>
<td>17.02 39</td>
<td>Urban</td>
<td>$91,355.00</td>
<td>$123,097.00</td>
<td>$54,688.00</td>
<td>$189,807.25</td>
<td>$9,999.00</td>
<td>$25,800.00</td>
<td>$149,456.25</td>
<td>$7,721.83</td>
<td>$12,037.34</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Residential Subdivision 4 - SFR</td>
<td>23.25 25</td>
<td>Urban</td>
<td>$143,333.00</td>
<td>$183,911.00</td>
<td>$78,152.50</td>
<td>$214,503.15</td>
<td>$12,500.00</td>
<td>$125,349.00</td>
<td>$768,448.65</td>
<td>$32,751.56</td>
<td>$30,717.65</td>
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<tr>
<td>Residential Subdivision 5 - SFR</td>
<td>53.51 136</td>
<td>Urban</td>
<td>$870,266.03</td>
<td>$769,385.75</td>
<td>$426,616.50</td>
<td>$545,351.65</td>
<td>$140,000.00</td>
<td>$2,251,628.35</td>
<td>$40,798.65</td>
<td>$16,566.09</td>
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</tr>
<tr>
<td>Residential Subdivision 6 - MFR</td>
<td>9.85 18</td>
<td>Urban</td>
<td>$78,208.00</td>
<td>$107,715.00</td>
<td>$30,449.00</td>
<td>$68,187.50</td>
<td>$15,600.00</td>
<td>$12,290.00</td>
<td>$63,275.00</td>
<td>$552,205.00</td>
<td>$44,269.50</td>
<td>$29,318.03</td>
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<tr>
<td>Residential Subdivision 7 - SFR</td>
<td>17.64 31</td>
<td>Urban</td>
<td>$64,965.00</td>
<td>$144,765.00</td>
<td>$154,604.00</td>
<td>$130,985.00</td>
<td>$11,000.00</td>
<td>$20,584.00</td>
<td>$165,685.00</td>
<td>$36,045.77</td>
<td>$20,511.77</td>
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</tr>
<tr>
<td>Residential Subdivision 8 - SFR</td>
<td>13.65 37</td>
<td>Urban</td>
<td>$65,684.00</td>
<td>$77,089.00</td>
<td>$123,830.00</td>
<td>$50,450.00</td>
<td>$13,500.00</td>
<td>$516,150.00</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Subdivision 9 - SFR</td>
<td>25.95 60</td>
<td>Urban</td>
<td>$109,101.00</td>
<td>$1,10,355.00</td>
<td>$157,324.00</td>
<td>$278,800.00</td>
<td>$20,000.00</td>
<td>$58,220.00</td>
<td>$216,250.00</td>
<td>$893,050.00</td>
<td>$37,117.25</td>
<td>$16,050.83</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Subdivision 10 - SFR</td>
<td>10.21 30</td>
<td>Urban</td>
<td>$92,506.00</td>
<td>$84,700.00</td>
<td>$63,575.00</td>
<td>$127,890.78</td>
<td>$8,500.00</td>
<td>$86,156.80</td>
<td>$483,486.30</td>
<td>$45,353.13</td>
<td>$15,414.54</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Kendall County

- **Schafer Woods Subdivision Unit 1**: 24.24 12 Rural
  - Sanitary Sewer: $137,253.00
  - Water Main: $80,311.10
  - Storm Sewer: $6,000.00
  - Roadway: $189,223.50
  - Street Lighting: $412,787.60
  - Detention: $17,029.19
  - Site Grading: $4,394,979.05

- **Fields of Farm Colony Unit 4**: 107.24 70 Rural
  - Sanitary Sewer: $136,357.00
  - Water Main: $348,185.00
  - Storm Sewer: $1,092,095.00
  - Roadway: $756,617.00
  - Street Lighting: $7,065.36

- **Brighton Oaks**: 25.56 21 Rural w/LSG
  - Sanitary Sewer: $285,594.75
  - Water Main: $45,707.50
  - Storm Sewer: $178,653.05
  - Roadway: $48,058.00
  - Street Lighting: $80,482.50
  - Detention: $37,588.40

- **Rose Hill Subdivision**: 97 57 Rural
  - Sanitary Sewer: $108,675.00
  - Water Main: $250,478.00
  - Storm Sewer: $22,600.00
  - Roadway: $481,464.25

- **Ravine Woods**: 32.3 18 Rural
  - Sanitary Sewer: $157,739.50
  - Water Main: $153,801.25
  - Storm Sewer: $12,000.00
  - Roadway: $452,360.75

- **White Tail Ridge**: 864.11 243 Rural w/LSG
  - Sanitary Sewer: $137,840.00
  - Water Main: $1,646,314.24
  - Storm Sewer: $52,820.00
  - Roadway: $1,647,039.96

**Average Cost per Acre**: $38,243.83
**Average Cost per Lot**: $21,743.59

---

**List of Cost Breakdown Categories**

- **Rural**: No Water and Sewer, Just Well and Septic, No Curb and Gutter
- **Rural with curb and gutter**: Well and Septic, but with Curb and Gutter
- **Urban**: Water and Sanitary and Curb and Gutter
Planner Angela Zubko called the meeting to order at 9:02 a.m.

Present:
Todd Drecinski – Health Department
Fran Klaas- County Highway Department
Phil Smith – Sheriff's Office
Scott Gryder – PBZ Member
Angela Zubko – PBZ Senior Planner

Absent:
Megan Andrews – Soil & Water Conservation District
Greg Chismark – Wills Burke Kelsey
Jason Petit- Forest Preserve

AGENDA

A motion was made by Phil Smith to approve the agenda, Scott Gryder seconded the motion. All were in favor and the motion carried.

MINUTES

Fran Klaas made a motion, seconded by Scott Gryder, to approve the May 6, 2013 meeting minutes. All were in favor and the motion carried.

PETITIONS

#13-11 Any text related to guns or target practice
Planner Zubko stated this is the text amendment we continued from last month and the green are the revised changes. Planner Zubko went through all the modifications after meeting with the Sheriff's office. Mr. Klaas asked Commander Phil Smith if the reference to the NRA handbook is acceptable. Mr. Smith stated yes because it's referring to the NRA standards and Source Book. It no longer references using NRA certified range supervisors. Mr. Gryder asked if outdoor target practice would include archery and Planner Zubko stated it lumps everything together as one, so any outdoor target practice. Mr. Klaas also suggested changing condition p to be approved by the PBZ Department instead of the Kendall County Consulting Engineer.

With no further discussion Fran Klaas made a motion, seconded by Scott Gryder to forward the petition with the suggestion changes and recommend approval to the Plan Commission. All were in favor.

#12-03 Land Cash Ordinance
Planner Zubko stated this text amendment has been in the works for some time now and this is the language the PBZ Committee has come up with. Planner Zubko also stated how the fair market value was calculated and read the text about the calculation in the Ordinance. She also stated we did meet with all the school superintendents and assessors that attended our meeting and they were fine with the changes. Most stated they do not count on getting land cash from the County since there are only a couple homes a year built in unincorporated Kendall County. The fair market value currently is at around $113,000 and would be reduced to about $81,000. Mr. Klaas wanted to confirm everything in blue is just for information. Planner Zubko stated yes it just shows the type of research and background that went into the document.

With no further discussion Phil Smith made a motion, seconded by Todd Drecinski to forward the petition and recommend approval to the Plan Commission. All were in favor.
nationally standard or NRA Certified. E we're going to add signs and I be more specific and add projectiles. Also change the wording a little for outdoor commercial sporting activity, delete indoor and outdoor target practice that was combined. Re-word the Kendall County government agency and other law enforcement shooting range with conditions to be set and approved by the County Board and also re-word the language for private clubs or lodges a little to not include indoor or outdoor gun clubs.

With no further suggestions or changes Budd Wormley made a motion, seconded by Tim Sidles to recommend approval and forward the petition onto the Zoning Board of Appeals. All were in favor.

**#12-03 Land Cash Ordinance**
Planner Zubko stated this text amendment has been in the works for some time now and this is the language the PBZ Committee has come up with. Planner Zubko went page by page through the document. On page 15 under #8 Reservation of Additional Land Claire Wilson did not like that and felt it was too much government since the land had to be set aside for a year. After much discussion Ms. Wilson would like to see the language deleted altogether while the rest of the Commission would like to change it to something like six months of first contact with the governing bodies of a concept, preliminary or finals plat so therefore the petitioner will know way ahead of time whether land needs to be set aside or not. 1 year from approval of the final plat is too late in the process for the petitioner. Planner Zubko also stated we did meet with all the school superintendents and assessors that attended our meeting and they were fine with the changes. Most stated they do not count on getting land cash from the County since there are only a couple homes a year built in unincorporated Kendall County.

With no further suggestions or changes Budd Wormley made a motion, seconded by Tom Casey to recommend approval and forward the petition onto the Zoning Board of Appeals. 6 were in favor and Ms. Wilson opposed as she would like to get rid of the language about reservation of land.

**#13-15 Subdivision Control Ordinance**
Planner Zubko stated this text amendment is to the Subdivision Control ordinance to correct an error discovered. We're just changing the wording Plat and Zoning Committee to the PBZ Committee and the decision of a variation/except is by the Plat Officer and not the Code Hearing Officer.

With no further suggestions or changes Claire Wilson made a motion, seconded by Larry Nelson to recommend approval and forward the petition onto the Zoning Board of Appeals. All were in favor.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**
13-08 ZPAC Definition- approved as modified on 6.18.13- Planner Zubko stated there were a few changes and presented the changes.
13-13 Steven & Lori Seeler- approved on 6.18.13
**#13-15 Subdivision Control Ordinance**
Planner Zubko stated this text amendment is to the Subdivision Control ordinance to correct an error discovered. We’re just changing the wording Plat and Zoning Committee to the PBZ Committee and the decision of a variation/except is by the Plat Officer and not the Code Hearing Officer.

There was no audience member to discuss this text amendment.

With no further suggestions or changes Karen Clementi made a motion, seconded by Tom LeCuyer to approve the text amendment. With a roll call vote all were in favor and the text amendment will be forwarded to the PBZ Committee.

**#12-03 Land Cash Ordinance**
Planner Zubko stated this text amendment has been in the works for some time now and this is the language the PBZ Committee has come up with. Planner Zubko went page by page through the document. On page 15 under #8 Reservation of Additional Land Claire Wilson did not like that and felt it was too much government since the land had to be set aside for a year. After much discussion Ms. Wilson would like to see the language deleted altogether while the rest of the Commission would like to change it to something like six months of first contact with the governing bodies of a concept, preliminary or finals plat so therefore the petitioner will know way ahead of time whether land needs to be set aside or not. 1 year from approval of the final plat is too late in the process for the petitioner. Planner Zubko also stated we did meet with all the school superintendents and assessors that attended our meeting and they were fine with the changes. Most stated they do not count on getting land cash from the County since there are only a couple homes a year built in unincorporated Kendall County. There was discussion about section 8 of the Land Cash Ordinance. The consensus liked the 6 months from proof of initial contact instead of the 1 year from the approval of the final plat.

There was no audience member to discuss this text amendment.

With no further suggestions or changes Dick Whitfield made a motion, seconded by Tom Lecuyer to approve the text amendment. With a roll call vote all were in favor and the text amendment will be forwarded to the PBZ Committee.

**REVIEW PBZ APPROVALS BY COUNTY BOARD & CHANGES-**
13-13 Steven & Lori Seeler- approved on 6.18.13
13-08 ZPAC Definition- approved as modified on 6.18.13- Planner Zubko stated there were a few changes and presented the changes.

**NEW BUSINESS:** None

**OLD BUSINESS-**
Update about fencing- Planner Zubko has stated she has talked to the other homeowner and they did not seem to have an issue about getting a variance but will contact Planner Zubko when they get back in the Country at the end of the month. Ms. Zubko has it on her calendar so she will not forget.

**PUBLIC COMMENT:** None

---

Zoning Board of Appeals 7.1.13 Page 2
To: PBZ
Date: July 1, 2013
Re: Text Amendment – Land Cash Ordinance Modifications (Petition 12-03)

A member on the Plan Commission would like to see paragraph 8 “Reservation of Additional Land” on page 15 deleted in its entirety.

Some of the other members felt that 1 year from approval of the final plat is way too late in the process for the Forest Preserve, Park District or School District to request additional land above and beyond the required donation and requested to change it to the following suggested language in PURPLE:

8. Reservation of Additional Land
Where the park district, forest preserve district or school district’s plan or standards of the County Plan call for a larger amount of park and recreational land or school sites in a particular subdivision or planned unit development than the developer is required to dedicate, the land needed beyond the developer’s contribution shall be reserved for subsequent purchases by the County or other public body designated by the County, provided that within one (1) year from the approval of the final plat, designated public body signs a contract to purchase the land or files a condemnation suit in pursuit thereof, that such acquisition is made within one year from the date of approval of the final plat.

(Within one (1) year from the approval of the final plat, designated public body) Within six (6) months from proof of initial contact to the governing agency (the park district, forest preserve district or school district) with either a concept, preliminary or final plat, the designated public body/governing agency and developer approve a contract that provides for the current or future sale of land from the developer to the designated public body, in the form of a land purchase agreement, right of first refusal or option to purchase.

Purple is suggestions after the Plan Commission meeting and the Zoning Board of Appeals Committee agreed with the proposed purple language.
June 11, 2013

The Honorable Anne Vickery
Chairman of the Kendall County Board
111 W. Fox
Yorkville, IL 60560

RE: Mill Street Station
IHDA Multifamily #11039

Dear Chairwoman Vickery:

The Illinois Housing Development Authority ("IHDA") is currently reviewing an application for the financing of a 62-unit multifamily development located in Oswego, IL. The proposed financing will ensure that the property is available for low to moderate-income residents. This notification is made in accordance with the Rules governing IHDA's multifamily financing programs.

**Development details:**
- **Project Name:** Mill Street Station - IHDA Multifamily #11039
- **Address:** Bucktail & Wolverine Drive
  - Oswego, IL
  - Kendall County
- **Units/Population Served:** 62 Units /Non-Elderly

The owner has applied for financing under the following IHDA program(s):
- $565,465 Long Term Operating Support (LTOS)

The proposed financing for this development will include tenant income restrictions. If applicable, current tenants with incomes above these limits may be subject to displacement. Please refer to www.ihda.org for complete income restriction information.

Public comments are an important part of our review process. If you have not already provided your comments to the developer to be included as part of their application submission and you wish to do so now, please feel free to submit your comments in writing to me within 30 days of the date of this letter. Please note your comments may be forwarded to the developer for direct response.

Project specific information may be obtained directly from the developer. The contact information is provided below for your convenience.

**ATTN:** Jim Bergman
Jim Bergman
20 Sandstone Court
LeClaire, A 52753
(563) 441-6123

Please don't hesitate to contact me should you have any additional questions.

Sincerely,

[Signature]

Linda Thurmond
Managing Director of Multifamily Programs
(312) 836-5282
lthurmond@ihda.org

cc: Project Files #11039
KENDALL COUNTY, ILLINOIS
ORDINANCE NO. __________________

ORDINANCE REGULATING NOISE OUTSIDE THE CORPORATE LIMITS OF ANY CITY, VILLAGE OR INCORPORATED TOWN IN KENDALL COUNTY, ILLINOIS

WHEREAS, the County of Kendall has the authority pursuant to 720 ILCS 5/47-5 to declare what shall be public nuisances and to abate the same with respect to the territory within the county and outside the corporate limits of any city, village, or incorporated town; and

WHEREAS, pursuant to the Illinois County Code 55 ILCS 5/5-12001, the County of Kendall also has the authority to regulate and restrict the location and use of buildings, structures and land for trade, industry, residence and other uses and to regulate and restrict the intensity of such uses, for the purpose of promoting the public health, safety, morals, comfort and general welfare, and conserving the values of property throughout the county; and

WHEREAS, the County of Kendall seeks to control noise in its residential districts for the purpose of protecting the public health, safety, morals, comfort, and general welfare of its residents, and;

WHEREAS, the County of Kendall seeks to conserve the value of property throughout the county, and to prevent noise pollution in that excessive noise endangers physical and emotional health and well-being, interferes with legitimate business and recreational activities, depresses property values, offends the senses, creates public nuisances, and in other respects reduces the quality of our environment.
NOW, THEREFORE, BE IT ORDAINED by the County Board of the County of Kendall, State of Illinois that hereafter Residential Zoning Districts which lie outside of the corporate limits of any City, Village or Town and lying within the corporate limits of Kendall County, Illinois shall be subject to the following:

ARTICLE I - Title:
This ordinance shall hereinafter be known as the "Kendall County Noise Control Ordinance" and may be so cited.

ARTICLE II – Definitions & Rules of Construction:
Except as specifically stated herein, the definitions of terms used in this Ordinance shall have their regular and usual meaning as indicated by common dictionary definition. However, all definitions of acoustical terminology used in this chapter shall be in conformance with applicable publications of the American National Standards Institute (ANSI) or its successor body. Words importing the singular number may extend and be applied to several persons or things. Words importing the plural number may include the singular. Words importing gender may be applied to both male and female.

ARTICLE III - Applicability:
This Ordinance’s noise regulations shall apply in unincorporated Residential Zoning Districts, except where otherwise exempt under this Ordinance. Any person, including, but not limited to, the subject property’s owner, agent, tenant, and/or other occupant of the property who violates any provisions of this Ordinance, shall be liable for such noncompliance as further set forth herein.

A Person for the purpose of this Ordinance shall be any individual, corporation, partnership, firm, association, trust, estate, public or private institution, group, agency, or any legal successor, representative, agent or agency of the foregoing.

ARTICLE IV – Measurement / Weighted Sound Level:
Measurement of sound for the purpose of this Ordinance shall be obtained using a device that utilizes the proper frequency sound weighting. Weighted Sound Level is the sound pressure level decibels as measured on a sound level meter using the A weighing network. The level so read is designed dB(A) or dBA.

ARTICLE V – Prohibited Activity:
(a) During Day Hours:
No person shall make, continue, or cause to be made the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty (60) dBA when measured at any point within such receiving residential land; provided, however; that point of measurement shall be on the property line of the complainant. Further, no person shall permit any sound as described herein to be made in or upon any house, premises or property owned or possessed by them or under their management and or control.

(b) **During Night Hours:**

No person shall make, continue, or cause to be made the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land; provided, however, that point of measurement shall be on the property line of the complainant. Further, no person shall permit any sound as described herein to be made in or upon any house, premises or property owned or possessed by them or under their management and or control.

(c) Sound emissions in violation of (a) and (b) above are hereby declared to be a public nuisance.

**ARTICLE VI - Exemptions:**

The following exemptions to violation of this Ordinance shall apply:

(a) **Emergency Operations:** Emergency short term operations which are necessary to protect the health, safety and welfare of the citizens, such as emergency utility and street repair, fallen tree removal or emergency fuel oil delivery shall be exempt, provided that reasonable steps shall be taken by those in charge of such operations to minimize noise emanating from the same. Emergency operations by fire and rescue services and police agencies shall also be exempt.

(b) **Noises Required by Law:** The provisions of this chapter shall not apply to any noise required specifically by law for the protection or safety of people or property.

(c) **Powered Equipment:** Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors and snow removal equipment which is necessary for the maintenance of property, is kept in good repair and maintenance, and which equipment, when new, would not comply with the standards set forth in this chapter, shall be exempted. However, the use of radios or other sound/entertainment devices on such equipment shall not be exempted if listened to at a level otherwise violating the terms of this Ordinance.
(d) Community Events: The term "community events" shall include such things as parades, festivals, drum corps shows, sports events, Fourth of July celebrations, which are sanctioned or sponsored in whole or in part by local governments, schools or charitable or service organizations.

(e) Agricultural Noise: Specifically excluded from the provisions of this Ordinance is noise generated by agricultural equipment on land zoned and used for agricultural purposes and work performed for or on behalf of a public body.

(f) Motorcycles: Nothing herein shall be construed as a limitation on the operation of duly registered motorcycles as defined in the Illinois Motor Vehicle Code.

(g) Construction Sites: Construction noise that occurs between the hours of 7 A.M. and 8 P.M. shall be exempted. However, if in the opinion of the Kendall County Planning, Building and Zoning Department, equipment or activities employed in the performance of construction exceeds the allowable decibel levels within this code, the Kendall County Planning, Building and Zoning Department may require noise mitigation methods be implemented and used at the construction site to mitigate noises which exceed the requirements herein.

(h) When a temporary noise permit has been issued and displayed pursuant to Article VII.

ARTICLE VII – Temporary Noise Permit:

(a) Any person planning the temporary use of a sound producing device that may violate any provision of this Ordinance may apply for a temporary noise permit.

(b) The permit application shall be submitted to the Kendall County Planning, Building and Zoning Department at least fifteen (15) days before the proposed activity will occur. The application shall include all of the following:

(i) The name, address and telephone number of the applicant;
(ii) The provision of this ordinance from which a temporary exemption is sought;
(iii) The period of time for which the permit is to apply;
(iv) The nature of the noise, the reason the noise will be created, the location where the noise will be created, and the duration and time of the noise; and
(v) The extent and scope of measures that the applicant has taken or will take to reduce or diminish the disturbance.

(c) No temporary noise permit shall be issued unless it is established that:

(i) The permit will provide a benefit to the public;
(ii) The noise levels generated by the proposed activity will not constitute a danger to the public health; and

(iii) Effective measures will be implemented to mitigate, to the extent feasible, significant noise impacts.

(d) The application for the temporary noise permit shall be reviewed and either approved or rejected by the Kendall County Planning, Building and Zoning Department.

(e) If the application is approved, the Kendall County Planning, Building and Zoning Department shall issue a permit to the applicant and file a copy of the permit with the Kendall County Sheriff's Office.

(f) The applicant shall post the permit at the event site in a location visible to the public for at least forty-eight (48) consecutive hours prior to the event, and the permit shall remain throughout the event.

(g) Failure to comply with any provision of this Article and/or any of the terms of the permit may result in immediate revocation of the permit.

ARTICLE VIII - Enforcement:

Enforcement of this ordinance shall be performed by the Kendall County Sheriff's Office and any and all complaints of violations of this ordinance shall be directed to them. The Kendall County State's Attorney's Office shall be authorized to prosecute any violations of this Ordinance.

ARTICLE IX - Penalty:

(a) It shall be unlawful to violate any of the terms and provisions of this ordinance. Any person, firm or corporation violating any of the said terms and provisions of this ordinance shall, upon conviction, be guilty of a misdemeanor and be punished by fines as follows:

(i) For the first offense, the minimum fine shall be $50.00 and the maximum fine shall be $500.00; and

(ii) For any subsequent offense occurring within two years of the prior offense, the minimum fine shall be $100.00 and the maximum fine shall be $1000.00; and

(b) The violation of this ordinance, or any part thereof, on more than one (1) day shall constitute separate offenses; and

(c) In addition to any penalty provided by this Ordinance, the Kendall County State's Attorney is authorized to initiate action to obtain injunctive relief in the Circuit Court, including the issuance of a temporary restraining order and preliminary
injunction, in order to abate any such nuisance condition as enumerated in this Ordinance.

ARTICLE X - Severability:
The articles, provisions and sections of this Ordinance shall be deemed to be separable and the validity of any portion of this Ordinance shall not affect the validity of the remainder.

ARTICLE XI - Effective Date:
This Ordinance and the regulations contained therein shall be in full force and effect on and after the date signed below.

ADOPTED and APPROVED this ___ day of _________, 2013.

________________________________________
John Shaw, County Board Chairman

Attest: ________________________________
Debbie Gillette, County Clerk
INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF MILLBROOK
AND THE COUNTY OF KENDALL

THIS AGREEMENT, made this 21st day of August, 2012 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 January 24th, 2009, and

WHEREAS, all the property located within the described boundaries of the Village of Millbrook have 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 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 shall be adopted and incorporated by the Village of Millbrook as its own.

3) That for the consideration of $1 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) That 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. The Village of Millbrook will not be required to reimburse the County of Kendall for employee salaries or benefits.

5) The Village of Millbrook shall defend with counsel of the County's own choosing, indemnify and hold harmless the County of Kendall, it 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, auto liability and 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 auto liability and 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) That this Agreement shall be for a term of one (1) year, commencing on the date of execution hereof, subject to annual renewal by the parties at least 30 days before the anniversary date each year, said renewal to be in writing.

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

9) 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.

10) 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.

11) 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.

12) 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.

13) 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
   111 West Fox Street
   Yorkville, Illinois 60560

   Village of Millbrook
   PO Box 51
   Millbrook, Illinois 60536

VILLAGE OF MILLBROOK
BY: __________________________
    Village President- Jackie Lemmerhirt

ATTEST: _______________________
    Village Clerk

COUNTY OF KENDALL
BY: __________________________
    Chairman of Kendall County Board

ATTEST: _______________________
    Kendall County Clerk

09-04-2012
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Kendall County Administrator
111 West Fox Street
Yorkville, Illinois 60560

Village of Millbrook
PO Box 51
Millbrook, Illinois 60536

VILLAGE OF MILLBROOK                           COUNTY OF KENDALL

BY: _______________________________            BY: _______________________________
Village President- Jackie Kowalski                Chairman of Kendall County Board

ATTEST: _______________________________            ATTEST: _______________________________
Village Clerk                                    Kendall County Clerk

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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, Zoning Board of Appeals, and Hearing Officer 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 these two municipalities. 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, 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.
Exhibit A

c.) 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.

d.) After review by 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.

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.

f.) The County shall forward copies of the agenda, 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.

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

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

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.

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.

k.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.

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.

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.
Exhibit A

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 Special Use Hearing Officer (SU/HO) 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.

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.

p.) The County shall be responsible for posting of the hearing sign on the affected property at least 15 days prior to the hearing.

q.) The County shall forward copies of the agenda, staff report and minutes of the KCRPC meeting to SU/HO 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.

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

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

t.) Following review and recommendation by the ZBA and/or the SU/HO, 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.

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 and/or SU/HO 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.

v.) In the event a related annexation hearing is required, the Clerk shall coordinate with the applicant to assure proper notice has been supplied and shall be responsible for the preparation and posting of Board’s Agenda.

w.) Following action by the Village Board, a the Village Clerk shall submit certified copies of any ordinances adopted by the Board in approving the request, to the County Clerk for recording.

x.) The Village Clerk shall also submit a copy of the ordinance(s) to the PBZ office for inclusion in the related case file.
Exhibit A

4. Review and Processing of Preliminary and Final Subdivision Plats:
   a.) Preliminary and/or Final Plats, shall first be forwarded to the Zoning and Plating 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.
   b.) The PBZ staff will prepare a preliminary staff report and schedule the matter for review at the next available ZPAC meeting.
   c.) 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.
   d.) After review by 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.
   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.
   f.) The County shall forward copies of the agenda, 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.
   g.) The County shall post copies of the agenda as required per County policies.
   h.) The Village clerk shall also be responsible for posting of the agenda in an approved municipal location.
   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.
   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 preliminary and/or final engineering plans and or other supporting documents or agreements has been granted.
   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.
Exhibit A

l.) The Village Clerk shall then schedule the matter for action by the Village Board and prepare the related agendas for posting.
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.
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.
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.
Exhibit A

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.
PBZ Projects and Activities- 7.1.13

Active Zoning Petitions (not including petitions on hold)
12-03 Land Cash Revisions
12-19 LRMP Update- Trails
13-11 Text related to guns or target practice- Text Amendment
13-15 Subdivision Control Ordinance (Text Amendment)
13-16 Poultry Processing Plant (Text Amendment)
13-17 Maly Poultry Processing Plant (A-1 Special Use)
13-20 Bradley Cass (Variance)

Future Text Amendments
Possible Noise Ordinance?

Active Site Development Permits- 24 active
Lots of pipeline work going on in the County

Subdivisions
Subdivisions that need to get closed out soon:
Fields of Farm Colony- Bid done, need documents to sign
Subdivisions still open:
Highpoint Meadows- Might vacate otherwise will need a new LOC or bond
Schaefer Glen- For Sale
Light Road Industrial park- Bought through foreclosure, nothing going on
High Grove- Sold some property to the Park District, looks like it will be coming back through for approval
Tanglewood Trails-For Sale/ Owned by bank

Projects outside the office
NWPA Planning Committee
Drainage District meetings through the Farm Bureau
Kane/Kendall Bike & Pedestrian Plan
County Director Meetings
Village of Montgomery’s Comp Plan meeting

Other Projects in the office
Investigate floodplain/zoning issues (3 pretty large water issues currently)
Stormwater mapping in the field- completed 5 subdivisions so far
Working on the windshield Survey for Historic Preservation- going through Oswego
Continue improving the GIS website with regards to information on zoning, permits, etc.
Work with mapping to convert hard copy allocation maps into an Ag Allocation layer in GIS
Convert information from pre 1993 permit cards into an excel database to create searchable system of old permit records by PIN or permit number.

Mobile Home Permits- 5 active

Cleaning up office with regards to getting old files scanned- Need to scan last ⅔ of 2004-2007 in petitions and up to 2005 in building permits; I have submitted all my petitions to be scanned

FOIA’s
Keep track of escrow accounts
Update website- minutes, applications and ordinances
Normal day-to-day things- phone calls, people with questions, organizing, scheduling, posting, etc.

Need to make sure by December 31, 2012 that all committee members have taken then Open Meetings Act training (not all have taken yet)
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