1. Call to Order
2. Roll Call
3. Determination of a Quorum
4. Approval of Previous Month’s Minutes
5. Approval of Agenda
6. Special Recognition
7. Correspondence and Communications – County Clerk
8. Citizens to Be Heard
9. Executive Session
10. Old Business
11. New Business
   A. Approval of the Resolution Repealing Resolution 2015-31 and Adopting a New Amended Fee Schedule for the Kendall County Circuit Court Clerk
12. Elected Officials Report and Other Department Reports
   A. Sheriff
   B. County Clerk
   C. Treasurer
   D. Clerk of the Court
   E. State’s Attorney
   F. Coroner
   G. Health Department
   H. Supervisor of Assessments
13. Standing Committee Reports
   A. Planning, Building & Zoning
      1. Approve Petition 16-21 High Grove Subdivision Zoning Map Amendment to rezone 9.9 acres from RPD-2 (Residential Planned Development-Two) to R-2 (Single-Family Residential) generally located on the West side of Grove Road, 1 mile north of US Route 52, Seward Township
      2. Approve Petition 16-21 High Grove Subdivision Preliminary Plat and Final of Subdivision for a four (4) lot residential subdivision generally located on the West side of Grove Road, 1 mile north of US Route 52, Seward Township, contingent upon review and acceptance by the County’s consulting engineer of grading and engineering plans submitted in compliance with County Subdivision Control Ordinance
      3. Approve Petition 16-25 The Bluffs, Inc d/b/a Cider Creek for an A-1 Special Use to allow a banquet hall, a nano-brewery, a micro-distillery, a year around seasonal festival, and production and sale of sweet cider with variances for (A) Banquet Hall Micro-Distillery, Nano-Brewery shall not have direct access to a road designated as a major collector (or higher), (B) retail sales areas on site within any building or combination of buildings shall not be restricted to one thousand (1,000) square feet, (C) parking be allowed within the 100’ agricultural setback. Location of site is 15888 Frazier Road, Little Rock Township
   B. Public Safety
   C. Administration/HR
      1. Approve 2017 Property Liability Worker’s Compensation Coverage Proposal from IPMG
      2. Approve Resolution Authorizing Execution of Section 5311-Downstate Operating Assistance Grant Agreement for Kendall Area Transit Program
   D. Highway
   E. Facilities
   F. Economic Development
   G. Finance
      1. Approve Claims in an amount not to exceed $ 908,509.76 and Grand Juror Claims in an amount not to exceed $ 1,350.00
      2. Approval to Display Current Budget
   H. Health & Environment
   I. Committee of the Whole
   J. Standing Committee Minutes Approval
14. Special Committee Reports
   A. VAC
   B. Historic Preservation
   C. Board of Health
   D. Juvenile Justice Council
15. Other Business
16. Chairman’s Report

**Appointments**

**Announcements**

Clint Vaughn (replacing Larry Larson) – Newark Fire Protection District – 3 year term – Expires April 2018

17. Citizens to be Heard
18. Questions from the Press
19. Adjournment
The Kendall County Board Meeting was held at the Kendall County Office Building, Room 209, in the City of Yorkville on Tuesday, September 20, 2016 at 9:20 a.m. The Clerk called the roll. Members present: Chairman John Shaw, Lynn Cullick, Bob Davidson, Elizabeth Flowers, Judy Gilmour, Scott Gryder, Dan Koukol, Matthew Prochaska, John Purcell and Jeff Wehrli.

The Clerk reported to the Chairman that a quorum was present to conduct business.

THE MINUTES

Member Gryder moved to approve the submitted minutes from the Adjourned County Board Meeting of 8/16/16. Member Koukol seconded the motion. Chairman Shaw asked for a voice vote on the motion. All members present voting aye. Motion carried.

THE AGENDA

Chairman Shaw asked for a motion to move executive session to item 19. Member Wehrli moved to approve the amended agenda. Member Davidson seconded the motion. Chairman Shaw asked for a voice vote on the motion. All members present voting aye. Motion carried 8-1.

SPECIAL RECOGNITION

Honoring Judge Leonard Wojtecki

Member Prochaska moved to approve the resolution honoring Judge Leonard Wojtecki. Member Gryder seconded the motion. Chairman Shaw asked for a voice vote on the motion. All members present voting aye. Motion carried.

COUNTY OF KENDALL, ILLINOIS
RESOLUTION HONORING JUDGE LEONARD J. WOJTECKI
RESOLUTION 16-27

WHEREAS, the members of the Kendall County Board are saddened to mourn the death of the Honorable Leonard J. Wojtecki, who passed away on Saturday, August 13, 2016; and

WHEREAS, the Hon. Leonard Wojtecki was born on July 6, 1947 in Chicago, Illinois, the son of Leonard and June (Larsen) Wojtecki; and

WHEREAS, was united in marriage to Frances Robertson on August 23, 1969 in Cary, IL; and

WHEREAS, the Hon. Leonard Wojtecki graduated from Marquette University in 1969 and went on to earn his law degree from John Marshall Law School, Chicago, IL in 1976; and

WHEREAS, the Hon. Leonard Wojtecki right out of law school, he joined the Cook County State's Attorney's office as a prosecutor. He then moved to private practice as a trial attorney in Aurora, IL with Truemper, Hollingsworth, and Wojtecki; and

WHEREAS, the Hon. Leonard Wojtecki served as an assistant public defender in Kendall County from 1995 to 2000; and

WHEREAS, the Hon. Leonard Wojtecki was appointed as an associate judge in the 16th Judicial Circuit in August 2000 retiring from the bench in July 2015, spending many years at the Kendall County Circuit Courthouse in Yorkville, Illinois; and

WHEREAS, the Hon. Leonard Wojtecki was dearly loved by his family and friends and was highly respected in the legal community in Kendall County; therefore, be it

RESOLVED, BY THE RESIDENTS OF KENDALL COUNTY AS REPRESENTED BY THE KENDALL COUNTY BOARD, that we mourn the passing of the Honorable Leonard J. Wojtecki and extend our sincere condolences to his family, friends, and all who knew and loved him; and be it further

RESOLVED, that the County Administrator create a suitable copy of this resolution to be presented to the family of the Hon. Leonard Wojtecki as an expression of our deepest sympathy.
NEW BUSINESS

Public Hearing for Cable Television Franchise

The public hearing was opened. John Campbell from Metranet explained what areas they wanted to expand into. Member Davidson questioned if any notice was given to the public. Mr. Wilkins answered how the notices were handled. There have been other hearing and there was no comment from the public at these meetings.

Member Gryder moved to close the public hearing. Member Cullick seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye except Davidson. Motion carried 9-1.

ELECTED OFFICIALS REPORT AND OTHER DEPARTMENT REPORTS

Sheriff

HIDTA Grant Modification

Member Prochaska moved to approve the modification to HIDTA Grant releasing additional funds in the amount of $180,000.00. Member Wehrli seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.

County Clerk

Revenue Report 8/1/16-8/31/16 8/1/15-8/31/15 8/1/14-8/31/14

<table>
<thead>
<tr>
<th>Line Item</th>
<th>Fund</th>
<th>Revenue 8/1/16</th>
<th>Revenue 8/1/15</th>
<th>Revenue 8/1/14</th>
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<td>$40,658.50</td>
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County Clerk Debbie Gillette informed the board that early voting starts September 29 and voter information is available on the website.

Treasurer

Office of Jill Ferko
Kendall County Treasurer & Collector
111 W. Fox Street Yorkville, IL 60560

Kendall County General Fund
QUICK ANALYSIS OF MAJOR REVENUES AND TOTAL EXPENDITURES
FOR NINE MONTHS ENDED 08/31/2016

CK # 18084 To KC Treasurer $166,827.74 $148,467.90 $102,770.46
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<th>REVENUES*</th>
<th>Annual Budget</th>
<th>2016 YTD Actual</th>
<th>2016 YTD %</th>
<th>2015 YTD Actual</th>
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<tr>
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<tr>
<td>Personal Property Repl. Tax</td>
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<td>$304,411</td>
<td>74.89%</td>
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<td>$2,650,000</td>
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<td>65.06%</td>
<td>$2,068,665</td>
<td>86.56%</td>
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<td>$585,741</td>
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<td>State Sales Tax</td>
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<td>54.89%</td>
<td>$550,880</td>
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<td>69.08%</td>
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<td>Fines &amp; Foreits/St Atty.</td>
<td>$475,000</td>
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<td>64.54%</td>
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<td>79.25%</td>
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<td>Interest Income</td>
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<td>$29,838</td>
<td>99.46%</td>
<td>$12,213</td>
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<td>Health Insurance - Empl. Ded.</td>
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<tr>
<td>1/4 Cent Sales Tax</td>
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<td>53.67%</td>
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<td>43.08%</td>
</tr>
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</table>

**TOTALS** | **$11,410,513** | **$7,964,413** | **69.80%** | **$8,662,679** | **76.37%** |

**Public Safety Sales Tax** | **$4,800,000** | **$3,657,232** | **76.19%** | **$3,574,058** | **83.12%** |

**Transportation Sales Tax** | **$4,500,000** | **$3,657,232** | **81.27%** | **$3,574,058** | **83.12%** |

*Includes major revenue line items excluding real estate taxes which are to be collected later. To be on Budget after 9 months the revenue and expense should at 75.00%

**State’s Attorney**

State’s Attorney Eric Weis did not have a report.

**Coroner**

**Statistics:**

<table>
<thead>
<tr>
<th>2016 Statistics</th>
<th>Stats for Same Period in 2015</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016 Total Deaths.....</td>
<td>214</td>
<td>Total Deaths......</td>
</tr>
</tbody>
</table>
Autopsies to Date…………… 15  Autopsies…. 15
Toxicology Samples. 23  Toxicology Samples.. 20
Cremation Permits…. 121  Cremation Permits… 118 3%

- Coroner Toftoy attended the IL Coroner's & Medical Examiners Annual Conference on August 22-24.

STANDING COMMITTEE REPORTS

Planning, Building & Zoning

Petition 16-17

Member Gryder made a motion to approve Petition 16-17 Lasky- approve plat of vacation for lots 3 and 4 of Brighton Oaks Subdivision including vacation of ten (10) foot public utility and drainage easement between the two lots. Member Purcell seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.

A complete copy of Ordinance 16-13 is available in the office of the County Clerk.

Petition 16-18

Member Gryder made a motion to approve Petition 16-18 LRMP Amendment – approve amendment to Land Use Resource Management Plan at northwest intersection of State Route 31 and Light Road in Oswego Township to identify the area as commercial. Member Cullick seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.

A complete copy of Resolution 16-28 is available in the office of the County Clerk.

Petition 16-20

Member Gryder made a motion to approve Petition 16-20 Stor-Mor Inc – approve zoning map amendment at 1317 Route 31, Oswego Township rezoning 3.2 acres from B-1 (Local Shopping District) to B-2 (General Business District). Member Cullick seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.

A complete copy of Ordinance 16-14 is available in the office of the County Clerk.

Petition 16-20

Member Gryder made a motion to approve Petition 16-20 Stor-Mor Inc – approve Special Use at 1317 Route 31, Oswego Township to operate an enclosed self-service storage facility and an outdoor storage facility. Member Cullick seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.

A complete copy of Ordinance 16-15 is available in the office of the County Clerk.

Public Safety

Bid Approval Security Automation Systems

Member Prochaska made a motion to approve a bid and agreement with Security Automation Systems, Inc in an amount not to exceed $3,006,655 for security system upgrades at the Public Safety Center and Courthouse. Member Davidson seconded the motion.

Members discussed the alternates and a 10% contingency.

Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.

Change Orders for Security System Upgrade Project

Member Prochaska made a motion to authorize the approval of change orders for Security System Upgrade Project in an amount not to exceed $10,000 to be made by consensus of the Public Safety Committee Chair, County Administrator, Sheriff’s designee, Facilities Management Director and Technology Services Director. Member Gryder seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.
Credit Card Limit

Member Cullick made a motion to approve an increase to the Technology Services Credit Card limit to $5,000. Member Gilmour seconded the motion.

The credit card is shared between the Technology Department and GIS.

Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.

Job Descriptions

Member Cullick made a motion to approve an increase to the Technology Services Credit Card limit to $5,000. Member Purcell seconded the motion.

The State’s Attorney’s Office has reviewed the job descriptions; the committee did not accept all of the recommendations. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.

Cable Television Franchise Agreement

Member Cullick made a motion to approve the Cable Television Franchise Agreement by and between the County of Kendall, Illinois and CMN-RUS, Inc. Member Koukol seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.

A complete copy of IGAM16-39 is available in the office of the County Clerk.

Highway

CMAP Payment

Member Koukol made a motion to approve the use of Transportation Sales Tax Funds for the local element payment of $17,822 to CMAP for FY 2017. Member Prochaska seconded the motion.

County Engineer Fran Klaas explained the need to fund the agency; they have helped the County receive $6 million for projects. CMAP helps the County fill out the paperwork and keep the projects relevant.

Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.

5 Year Surface Transportation Program

Member Koukol made a motion to approve the 5-Year Surface Transportation Program for 2017-2021. Member Gilmour seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.

Highway Department Parking Lot

Member Koukol made a motion to approve the low bid of D Construction in the amount of $80,570 to pave the Highway Department parking lot using County Highway Funds. Member Davidson seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.

A complete copy of Resolution16-29 is available in the office of the County Clerk.

Facilities

Public Safety Center Parking Lot

Member Davidson made a motion to approve the low bid from D Construction in the amount of $24,765 to pave the Public Safety Center parking lot; said funds to be taken from the Kendall County Budget Line #750-2-000-6653. Member Wehrli seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.

Pave West Ridge Street

Member Davidson made a motion to approve the low bid from D Construction in the amount of $42,475 to pave West Ridge Street from the East edge of pavement of S Main Street to 200 feet East; said funds to be taken from the Kendall County
Budget Line #010-2-100-9101. Member Gilmour seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. **Motion carried 9-1.**

**Economic Development**

Member Koukol said that they will not be meeting on Friday.

**Finance**

**CLAIMS**

**COMBINED CLAIMS:** FCLT MGMT $109,479.09, B&Z $6,003.38, CO CLK & RCDR $2,009.22, ELECTION $7,450.62, ED SRV REG $5,900.16, SHRFF $27,369.13, CRRCTNS $8,495.39, MERIT $496.90, EMA $1,264.00, CRCT CT CLK $342.93, JURY COMM $7,963.18, CRCT CT JDG $11,142.35, CRNR $2,752.82, CMB CRT SRV $1,340.61, PUB DFNDR $741.50, ST ATTY $13,249.17, SPRV OF ASSMNT $519.99, CO TRSR $162.64, EMPLY HLTH INS $155.71, PPPOST $1,155.00, OFF OF ADM SRV $677.64, CO BRD $3,904.77, TECH SRV $10,012.68, CAP EXPND $199.92, CAP IMPRV FND $24,752.05, CO HWY $56,242.75, CO BRDG $65,034.85, TRNSPRRT SALES TX $163,098.25, HLTH & HMN SRV $24,747.18, FRST PRRSRV $1,192.05, ELLIS HS $1,538.18, ELLIS GRDNS $442.91, ELLIS CMPS $906.87, ELLIS RDNG LSSNS $2,633.86, ELLIS BDAY PRTRIES $906.88, ELLIS WDDNGS $2,633.86, ENV ED NTRL VGNS $2,898.15, ANML CNTRL $398.59, RCDR DOC STRG $802.08, SHRFF PRV OF ALCHL/CRM $94.00, HIDTA $12,306.46, CMSRY FND $3,822.91, HGBF K-9 GRANT FND $691.95, CRT SEC FND $2,127.74, LAW LBRY $5,708.00, CRRCT CLK DOC STRG $3,214.93, CRT AUTOMA $5,574.00, PRBTN SRV EXP FND $5,382.57, GIS $62.37, KAT $70,979.37, JAIL BND DBT EXP $475.00, CO RSRV FND EXP $12,791.81, EMPLY BNFT $56.16, PUB SFTY EXP $10,605.18, SHRFF FTA FND $1,954.96, VAC $844.33, SHRFF VHCL FND $160.00

Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. **Motion carried.**

**Historic Courthouse Window Replacements**

Member Purcell made a motion to approve the Historic Courthouse (HCH) Window Replacement Agreement with Patrick McCann, Inc in the amount of $39,500 to be paid from line #0402-000-6650. Member Gilmour seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. **Motion carried.**

A complete copy of IGAM16-40 is available in the office of the County Clerk.

**Public Building Commission Deposit of Funds**

Member Purcell made a motion to deposit funds received from the Public Building Commission to Fund 750 Public Safety Capital Improvement Fund to be restricted for the Public Safety Center and Courthouse. Member Gryder seconded the motion.

Members discussed the funding of projects and how it would be divided between the two buildings.

Member Purcell withdrew the motion and defer it back to the Finance Committee. Motion fails for lack of a second.

Chairman Shaw asked for a roll call vote on the original motion. All members present voting aye except Purcell. **Motion carried 9-1.**

**Health & Environment**

**Food Protection Ordinance**

Member Gilmour made a motion to approve the Food Protection Ordinance and authorize forwarding to the Illinois Department of Public Health for review and approval. Member Cullick seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. **Motion carried.**

**Water Supplies Ordinance**

Member Gilmour made a motion to approve the Water Supplies Ordinance and authorize forwarding to the Illinois Department of Public Health for review and approval. Member Prochaska seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. **Motion carried.**

**Wastewater Treatment System Ordinance**
Member Gilmour made a motion to approve the Wastewater Treatment System Ordinance and authorize forwarding to the Illinois Department of Public Health for review and approval. Member Purcell seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.

Committee of the Whole

Member Gryder stated that they discussed many of the items that were voted on today.

STANDING COMMITTEE MINUTES APPROVAL

Member Cullick moved to approve all of the Standing Committee Minutes and Reports. Member Flowers seconded the motion. Chairman Shaw asked for a voice vote on the motion. All members present voting aye. Motion carried.

BREAK

RECONVENE

Member Flowers was excused from the meeting.

SPECIAL COMMITTEE REPORTS

Public Building Commission

Dissolving the Public Building Commission

Member Wehrli made a motion to approve the resolution dissolving the Kendall County Public Building Commission, County of Kendall, Illinois, pursuant to the Public Building Commission Act (50 ILCS 20/1 et seq). Member Purcell seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. Motion carried.

A complete copy of Resolution 16-30 is available in the office of the County Clerk.

VAC

Olivia Laschober stated that with the recent passing of Steve Barrett there have been some changes; Chad Lockman is now the Superintendent and Olivia is now the Assistant Superintendent. They also have a work study student. Since they began outreach their appointments are up about 30% since last year.

Historic Preservation

Member Wehrli said that they did not meet. At the last PBZ meeting they discussed bringing the members of the Historic Preservation group to the next PBZ to hopefully get more people involved with the Historic Preservation.

Board of Health

Member Wehrli reported that they meet on September 20, 2016.

Juvenile Justice Council

Member Gilmour informed the board that they met on September 16, 2016 and approved new members. They approved using some of the proceeds from the SKY Run to use for grants to help prevent truancy in the schools.

CHAIRMAN’S REPORT

Chairman Shaw received a thank you card for the picnic. Mr. Shaw attended a meeting on combating heroin.

QUESTIONS FROM THE PRESS

Tony Scott from the Kendall County Record asked what the vote was on the PBC Funds.

Jim Wyman from WSPY asked if the PBC funds transfer was approved or if it was going back to Finance.

EXECUTIVE SESSION

Member Davidson made a motion to go into Executive Session for (1) the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity, and (2) collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees. Member Gryder
seconded the motion. Chairman Shaw asked for a roll call vote on the motion. All members present voting aye. **Motion carried.**

**ADJOURNMENT**

Member Prochaska moved to adjourn the County Board Meeting until the next scheduled meeting. Member Koukol seconded the motion. Chairman Shaw asked for a voice vote on the motion. All members present voting aye. **Motion carried.**

Approved and submitted this 11th day of October, 2016.

Respectfully submitted by,
Debbie Gillette,
Kendall County Clerk
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<td>$24,549.00</td>
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</tr>
<tr>
<td>Doc Storage</td>
<td>$17,259.00</td>
<td>$16,243.00</td>
<td>$15,385.50</td>
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<tr>
<td>GIS Mapping</td>
<td>$29,012.00</td>
<td>$27,467.00</td>
<td>$25,985.00</td>
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<tr>
<td>GIS Recording</td>
<td>$3,620.00</td>
<td>$3,423.00</td>
<td>$3,243.00</td>
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<tr>
<td>Interest</td>
<td>$26.35</td>
<td>$28.47</td>
<td>$22.23</td>
<td></td>
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<tr>
<td>Recorder's Misc</td>
<td>$7,544.25</td>
<td>$4,264.25</td>
<td>$3,852.00</td>
<td></td>
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<tr>
<td>RHSP/Housing Surcharge</td>
<td>$15,570.00</td>
<td>$14,202.00</td>
<td>$12,699.00</td>
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<tr>
<td>CK # 18101</td>
<td>$142,515.10</td>
<td>$129,843.32</td>
<td>$116,481.73</td>
<td></td>
</tr>
</tbody>
</table>

Death Certificate Surcharge sent from Clerk's office $1136.00 ck # 18100
Dom Viol Fund sent from Clerk's office $360.00 ck 18099
**Kendall County General Fund**

QUICK ANALYSIS OF MAJOR REVENUES AND TOTAL EXPENDITURES FOR TEN MONTHS ENDED 09/30/2016

<table>
<thead>
<tr>
<th>REVENUES*</th>
<th>Annual Budget</th>
<th>2016 YTD Actual</th>
<th>2016 YTD %</th>
<th>2015 YTD Actual</th>
<th>2015 YTD %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personal Property Repl. Tax</td>
<td>$406,460</td>
<td>$304,411</td>
<td>74.89%</td>
<td>$345,605</td>
<td>83.41%</td>
</tr>
<tr>
<td>State Income Tax</td>
<td>$2,650,000</td>
<td>$2,093,403</td>
<td>79.00%</td>
<td>$2,464,908</td>
<td>103.97%</td>
</tr>
<tr>
<td>Local Use Tax</td>
<td>$470,000</td>
<td>$639,879</td>
<td>136.14%</td>
<td>$405,525</td>
<td>90.12%</td>
</tr>
<tr>
<td>State Sales Tax</td>
<td>$545,482</td>
<td>$335,751</td>
<td>61.55%</td>
<td>$563,645</td>
<td>68.32%</td>
</tr>
<tr>
<td>County Clerk Fees</td>
<td>$358,000</td>
<td>$298,804</td>
<td>83.46%</td>
<td>$302,349</td>
<td>84.46%</td>
</tr>
<tr>
<td>Circuit Clerk Fees</td>
<td>$950,000</td>
<td>$728,369</td>
<td>76.67%</td>
<td>$779,290</td>
<td>82.03%</td>
</tr>
<tr>
<td>Fines &amp; Foreits/St Atty.</td>
<td>$475,000</td>
<td>$316,894</td>
<td>66.71%</td>
<td>$396,485</td>
<td>79.30%</td>
</tr>
<tr>
<td>Building and Zoning</td>
<td>$59,500</td>
<td>$52,561</td>
<td>88.34%</td>
<td>$63,386</td>
<td>115.25%</td>
</tr>
<tr>
<td>Interest Income</td>
<td>$30,000</td>
<td>$34,478</td>
<td>114.93%</td>
<td>$13,795</td>
<td>45.98%</td>
</tr>
<tr>
<td>Health Insurance - Empl. Ded.</td>
<td>$1,250,141</td>
<td>$939,574</td>
<td>75.16%</td>
<td>$918,839</td>
<td>82.46%</td>
</tr>
<tr>
<td>1/4 Cent Sales Tax</td>
<td>$2,698,000</td>
<td>$2,356,529</td>
<td>87.34%</td>
<td>$2,290,777</td>
<td>88.96%</td>
</tr>
<tr>
<td>County Real Estate Transf Tax</td>
<td>$306,420</td>
<td>$307,990</td>
<td>77.69%</td>
<td>$308,227</td>
<td>123.20%</td>
</tr>
<tr>
<td>Correction Dept. Board &amp; Care</td>
<td>$766,500</td>
<td>$476,060</td>
<td>62.11%</td>
<td>$679,163</td>
<td>75.46%</td>
</tr>
<tr>
<td>Sheriff Fees</td>
<td>$355,000</td>
<td>$212,916</td>
<td>59.98%</td>
<td>$269,619</td>
<td>48.89%</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>$11,410,513</strong></td>
<td><strong>$9,097,619</strong></td>
<td><strong>79.73%</strong></td>
<td><strong>$9,821,614</strong></td>
<td><strong>85.59%</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>2015 YTD Actual</th>
<th></th>
<th>2015 YTD %</th>
<th></th>
<th>2015 YTD %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Safety Sales Tax</td>
<td>$4,800,000</td>
<td>$4,123,630</td>
<td>85.91%</td>
<td>$4,010,990</td>
<td>93.28%</td>
</tr>
<tr>
<td>Transportation Sales Tax</td>
<td>$4,500,000</td>
<td>$4,123,630</td>
<td>91.64%</td>
<td>$4,010,990</td>
<td>93.28%</td>
</tr>
</tbody>
</table>

*Includes major revenue line items excluding real estate taxes which are to be collected later. To be on Budget after 10 months the revenue and expense should at 83.33%.

**EXPENDITURES**

All General Fund Offices/Categories

<table>
<thead>
<tr>
<th></th>
<th>2016 YTD Actual</th>
<th>2016 YTD %</th>
<th>2015 YTD Actual</th>
<th>2015 YTD %</th>
</tr>
</thead>
<tbody>
<tr>
<td>$28,159,719</td>
<td>$21,240,322</td>
<td>75.43%</td>
<td>$20,569,509</td>
<td>76.24%</td>
</tr>
</tbody>
</table>
## KENDALL COUNTY CORONER
### September 2016 Monthly Report

<table>
<thead>
<tr>
<th>DATE</th>
<th>NUMBER</th>
<th>TIME</th>
<th>NATURE</th>
<th>POST</th>
<th>TOX</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Saturday, September 03, 2016</td>
<td>1609215*</td>
<td>11:52 PM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Assisted Living</td>
</tr>
<tr>
<td>Tuesday, September 06, 2016</td>
<td>1609216*</td>
<td>6:24 AM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Residence</td>
</tr>
<tr>
<td>Wednesday, September 07, 2016</td>
<td>1609217</td>
<td>11:52 AM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Assisted Living</td>
</tr>
<tr>
<td>Friday, September 09, 2016</td>
<td>1609218*</td>
<td>6:35 PM</td>
<td>Accident</td>
<td>Y</td>
<td>Y</td>
<td>Residence</td>
</tr>
<tr>
<td>Saturday, September 10, 2016</td>
<td>1609219*</td>
<td>8:00 PM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Nursing Home</td>
</tr>
<tr>
<td>Monday, September 12, 2016</td>
<td>1609220*</td>
<td>7:40 AM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Residence</td>
</tr>
<tr>
<td>Friday, September 16, 2016</td>
<td>1609221</td>
<td>3:31 PM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Residence</td>
</tr>
<tr>
<td>Saturday, September 17, 2016</td>
<td>1609222*</td>
<td>9:22 PM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Residence</td>
</tr>
<tr>
<td>Sunday, September 18, 2016</td>
<td>1609223*</td>
<td>10:30 AM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Residence</td>
</tr>
<tr>
<td>Monday, September 19, 2016</td>
<td>1609224*</td>
<td>7:24 AM</td>
<td>Accident</td>
<td>Y</td>
<td>Y</td>
<td>Residence</td>
</tr>
<tr>
<td>Monday, September 19, 2016</td>
<td>1609225*</td>
<td>5:28 PM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Nursing Home</td>
</tr>
<tr>
<td>Monday, September 19, 2016</td>
<td>1609226*</td>
<td>6:16 PM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Residence</td>
</tr>
<tr>
<td>Tuesday, September 20, 2016</td>
<td>1609227</td>
<td>9:22 AM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Residence</td>
</tr>
<tr>
<td>Tuesday, September 20, 2016</td>
<td>1609228</td>
<td>12:22 PM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Residence</td>
</tr>
<tr>
<td>Wednesday, September 21, 2016</td>
<td>1609229*</td>
<td>5:30 PM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Residence</td>
</tr>
<tr>
<td>Thursday, September 22, 2016</td>
<td>1609230*</td>
<td>8:35 PM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Residence</td>
</tr>
<tr>
<td>Friday, September 23, 2016</td>
<td>1609231*</td>
<td>8:32 PM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Residence</td>
</tr>
<tr>
<td>Wednesday, September 28, 2016</td>
<td>1609232*</td>
<td>8:12 PM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Nursing Home</td>
</tr>
<tr>
<td>Thursday, September 29, 2016</td>
<td>1609233*</td>
<td>5:31 AM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Residence</td>
</tr>
<tr>
<td>Friday, September 30, 2016</td>
<td>1609234*</td>
<td>6:10 AM</td>
<td>Natural</td>
<td>N</td>
<td>N</td>
<td>Nursing Home</td>
</tr>
</tbody>
</table>

* Denotes death which occurred outside normal business hours.
Percentage of calls which occurred outside of normal business hours 80%

### Statistics:

**FY 2016 Statistics**

<table>
<thead>
<tr>
<th></th>
<th>FY 2016</th>
<th>Same Period in FY 2015</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016 Total Deaths.....</td>
<td>234</td>
<td>228</td>
<td>3%</td>
</tr>
<tr>
<td>Autopsies to Date.......</td>
<td>17</td>
<td>13</td>
<td></td>
</tr>
<tr>
<td>Toxicology Samples.</td>
<td>25</td>
<td>24</td>
<td></td>
</tr>
<tr>
<td>Cremation Permits....</td>
<td>133</td>
<td>132</td>
<td>1%</td>
</tr>
</tbody>
</table>

**Coroner’s Office Personnel Update:**

* No Report
ORDINANCE NUMBER 2016-______

MAP AMENDMENT FOR A 9.9979 ACRE PARCEL
Rezone from RPD-2 to R-2

WHEREAS, the request is for a map amendment from RPD-2 to R-2, for part of a property located on the west side of Grove Road, approximately one mile north of U.S. Route 52 in Seward Township; and

WHEREAS, said property is identified with the tax identification number 09-07-200-024 and the part for rezoning is legally described below; and

That Part of the Northeast Quarter of Section 7, Township 36 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southeast Corner of said Northeast Quarter; thence North 00 35’24” West, along the East Line of said Northeast Quarter, 817.95 feet to the Northeast Corner of the South 50 acres of said Northeast Quarter (as monumented) for the point of beginning; thence North 00 35’24” West, along said East Line, 466.30 feet’ thence North 89 49’29” West, 934.05 feet to the East Line of a Tract conveyed to the Joliet Park District by Warranty Deed recorded January 23, 2014 as Document 2014000001104; thence South 00 35’24” East, along said East Line, 446.30 feet to said North Line of the South 50 Acres of the Northeast Quarter (as monumented); thence South 89 49’29” East, along said North Line, 934.05 feet to the point of beginning in Seward Township, Kendall county, Illinois.

WHEREAS, the petitioner desires to rezone 9.9979 acres to R-2 (Single-Family Residential); and

WHEREAS, a petition granting rezoning on this property was approved by Kendall County from A-1 to RPD-2 in 2006 for the proposed High Grove Subdivision. The final plat of subdivision was not recorded. Since that time, the Joliet Park District has acquired 97 of the original 109 acres of the area originally zoned RPD-2; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.07.F of the Zoning Ordinance, and recommendation for approval by the Zoning Board of Appeals on August 29, 2016; and

WHEREAS, the findings of fact were approved as follows:

- Existing uses of property within the general area of the property in question. The existing uses of property within the area of this property are agricultural and residential.

- The Zoning classification of property within the general area of the property in question. The zoning classifications within the general area consist of A-1 Agricultural with 97 acres to the north and west zoned as RPD-2.

- The suitability of the property in question for the uses permitted under the existing zoning classification. The property will be developed per the restrictions of the county’s subdivision control ordinance and a preliminary and final plat of subdivision have been recommended for approval by the County’s Regional Plan Commission.

- The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of
The trend of development in the area has residential zoning that would allow for a more dense development. The requested zoning, however, will have less density and allow for more open space.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The rezoning to R-2 is consistent with the County’s Land Use Plan in the area as rural residential with a maximum density of 0.65 dwelling units per acre.

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants a zoning map amendment from RPD-2 to R-2 on the tract of land located and depicted on the drawing attached as “Exhibit A” hereto and incorporated herein.

IN WITNESS OF, this ordinance has been enacted on October 18, 2016.

Attest:

_________________________________         ____________________________________
Kendall County Clerk                  Kendall County Board Chairman
Debbie Gillette                       John Shaw
ORDINANCE NUMBER 2016 - ______

GRANTING APPROVAL OF A PRELIMINARY AND FINAL PLAT OF SUBDIVISION
FOR 9.99 ACRES
HIGH GROVE SUBDIVISION

WHEREAS, The Beane Homestead, LLC/Thomas and Suzanne Casey have filed a petition for a preliminary and final plat within the R-2 Single Family Zoning District for a 9.99 acre property located on the west side of Grove Road, approximately one mile north of U.S. Route 52 in Seward Township; and

WHEREAS, said property is identified with the tax identification number 09-07-200-024 and the part for rezoning is legally described below; and

That Part of the Northeast Quarter of Section 7, Township 36 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southeast Corner of said Northeast Quarter; thence North 00 35’24” West, along the East Line of said Northeast Quarter, 817.95 feet to the Northeast Corner of the South 50 acres of said Northeast Quarter (as monumented) for the point of beginning; thence North 00 35’24” West, along said East Line, 466.30 feet’ thence North 89 49’29” West, 934.05 feet to the East Line of a Tract conveyed to the Joliet Park District by Warranty Deed recorded January 23, 2014 as Document 2014000001104; thence South 00 35’24” East, along said East Line, 446.30 feet to said North Line of the South 50 Acres of the Northeast Quarter (as monumented); thence South 89 49’29” East, along said North Line, 934.05 feet to the point of beginning in Seward Township, Kendall county, Illinois.

WHEREAS, the County Board of Kendall County, Illinois rezoned the subject property from RPD-2 to R-2 Single Family residential for five lots (including a lot for a private roadway) by Ordinance 2016-__ on October 18, 2016; and

WHEREAS, all procedures required by the Kendall County Subdivision Control Ordinance were followed including a favorable recommendation from the Zoning, Platting Advisory Committee in accordance with Section 7.02 and Section 7.04 of the Subdivision Control Ordinance, and recommendation for approval by the Kendall County Regional Plan Commission on August 24, 2016; and

WHEREAS, the Kendall County Board has considered the recommendation of the Regional Plan Commission and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a preliminary and final plat of subdivision for said tract of land entitled “High Grove Subdivision” included as “Exhibit A” attached hereto and incorporated herein.

IN WITNESS OF, this ordinance has been enacted on October 18, 2016.

Attest:

_________________________________ ________________________________
Debbie Gillette John Shaw
Kendall County Clerk Kendall County Board Chairman
Petition 16-21
High Grove Subdivision
Zoning Map Amendment – RPD-2 (Residential Planned Development) to R-2 (Single-Family Residential)

SITE INFORMATION

PETITIONER Tom and Suzanne Casey d/b/a Bean Homestead, LLC

ADDRESS Grove Road

LOCATION West side of Grove Road, approximately 1 mile north of U.S. Route 52, Seward Township (PIN 09-07-200-024)

Note:

TOWNSHIP Seward

PARCEL # Pt PIN 09-07-200-024

SIZE 9.9 acres

EXITING LAND USE Agricultural

ZONING RPD-2 (Residential Planned Development – Two)
Current: RPD-2 (High Grove Subdivision)
Ordinance 2006-42A: Concept & Preliminary Plat
Ordinance 2006-43A: Rezone from A-1 to RPD-2
Ordinance 2006-44: Final Plat
Ordinance 2006-45: SSA
Ordinance 2006-46: Back-up SSA

LRMP

| Land Use | Rural Residential (Max Density 0.65 DU/Ac) |
| Roads | Grove Road is a County Road classified as a Major Collector Roadway |
| Trails | Proposed Multi-Use Trail on West side of Grove Road per City of Joliet’s Comprehensive Plan |
| Floodplain/ Wetlands | None |

REQUESTED ACTION

Zoning Map Amendment to rezone from RPD-2 (Residential Planned Development – Two) to R-2 (Single-Family Residential)

Preliminary Plat of Subdivision

Final Plat of Subdivision

APPLICABLE REGULATIONS

§ 8.07 of the Zoning Ordinance (R-2 – Single Family Residential)
§ 13.07 of the Zoning Ordinance (Amendments)
§ 7.00- §7.04 (Subdivision Control Ordinance- Procedure for Approval & Requirements for Preliminary & Final Plats)
§ 10.00.H of the Subdivision Regulations (Private drive standards)

SURROUNDING LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>Land Resource Management Plan</th>
<th>Zoning within ½ Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>A-1; RPD-2</td>
<td>Rural Residential</td>
<td>A-1</td>
</tr>
<tr>
<td>South</td>
<td>Residential</td>
<td>A-1</td>
<td>Rural Residential</td>
<td>A-1; R-1</td>
</tr>
<tr>
<td>East</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Rural Residential</td>
<td>A-1</td>
</tr>
<tr>
<td>West</td>
<td>Agricultural</td>
<td>RPD-2</td>
<td>Rural Residential</td>
<td>RPD-2; A-1</td>
</tr>
</tbody>
</table>
PHYSICAL DATA
ENDANGERED SPECIES REPORT
The EcoCAT Report indicated that The Illinois Natural Heritage Database contains no record of State- listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

ACTION SUMMARY
SEWARD TOWNSHIP
Seward Township approved the request at their August 8, 2016 meeting

VILLAGE OF PLATTVILLE
The Village of Plattville is the nearest municipality to the subject site. The Village is within 1½ miles of the proposed development. The Village acknowledged receiving the petition however no comments have been received.

ZPAC (8.2.16)
The ZPAC Committee made a favorable recommendation.

KCRPC (8.24.16)
The KCRPC made a favorable recommendation on the zoning map amendment request.

ZBA (8.29.16)
The ZBA made a favorable recommendation (7-0) on the zoning map amendment request. Mr. and Mrs. Troy Feece, owners of the property immediately to the south raised several concerns (addressed in meeting minutes and in staff comments below). The Feece’s have filed a written protest to the rezoning, and as they own more than 20% of the frontage immediately adjoining the site, a favorable vote of three-fourths of all the members of the County Board shall be required to approve the request.

PBZ (9.19.16 and 10.11.16)
The PBZ Committee requested the applicant resolve a number of issues and return to the Oct. 11th PBZ meeting. The project was reviewed at that meeting, and the Committee recommended that both the zoning and preliminary/final plat should proceed for approval by the full County Board, provided that grading issues identified by WBK Engineering shall be resolved prior to County Board action.

GENERAL
This is a Zoning Map Amendment request to rezone 9.9 acres from RPD-2 to R-2 Single Family Residential and a request for approval of a preliminary and final plat of subdivision for four (4) residential lots to be served by a private drive off of Grove Road.

The High Grove Subdivision was approved in 2006 as a 48 lot single family home subdivision with lots of open space on an overall 109-acre tract of land. The approved plan is illustrated to the right. The final plat of subdivision was not recorded thus voiding the approval. Since that time the Joliet Park District has acquired 97 of the 109 acres from the
petitioners. Their plan is to develop a passive park on the site (a copy of their proposed plan is attached). Of the remaining 12 acres from the original development, the petitioner is requesting to rezone 9.9 acres to R-2 Single-family Residential. The approximately 2 remaining acres on the north side of the proposed subdivision will remain in the Casey family and used with their existing property to the north – with no access allowed from Grove Road for the remaining property.

MAP AMENDMENT
The petitioner is requesting a zoning map amendment to rezone the 9.9 acres from RPD-2 to R-2. The County Land Use Plan identifies this area as Rural Residential with a maximum density of 0.65 dwelling units per acre. With a proposed four (4) lot subdivision, the property will have a density of 0.40 dwelling units per acre. This is less than the proposed density of the original 48 lot development on the 109-acre tract of land. The Village of Plattville’s Comprehensive Plan identifies this area as low density residential with a maximum density equivalent to the County of 0.65 dwelling units per acre. The City of Joliet identifies this area as residential with a maximum density of 2.5 dwelling units per acre.

ISSUES RAISED BY OBJECTORS
At the public hearing, the property owner to the south, through their attorney Michael Mattingly, raised four issues. These issues are underlined below, along with staff comments on each.

1. Concern that the property owned by the Joliet Park District could be developed for homes in the future. Attorney Kramer noted at the public hearing that the Park District used Open Space Land Acquisition and Development (OSLAD) funds from the State of Illinois to help purchase the property. Assuming that is accurate, the land will be required to remain available for public recreational use permanently. The following language was contained in a grant agreement for a project that Teska worked on in Seneca: “Land acquired with funding assistance from the OSLAD program shall be operated and maintained in perpetuity for public outdoor recreation use.”

2. Concern regarding what happens to the remaining approximately 2 acres north of the subdivision, and if another home could be built on it. The parcel to the north is very long and narrow, approximately 90’ wide and 934’ deep, and clearly would not be a buildable lot. The plat is labeled to indicate that no access will be provided form Grove Road. In addition, Attorney Kramer noted that this property would just be used by the Casey’s, who own the property to the north.

3. Concern that other homes along Grove Road front the street, but the homes built on the lots in this subdivision will have a different orientation (two homes will likely back to the Feece property). This is a true statement. However, if you look at the original approved High Point subdivision, a total of five home lots would have backed to the Feece property as opposed to two under the current proposal.

4. Concern regarding density, and what would have been permitted if the property was developed under Agricultural Zoning. Attorney Mattingly stated that his client understood that if the property was not developed as approved in the RPD-2 High Grove Subdivision, agricultural zoning criteria would apply. He noted that per his calculations, that would mean a maximum of two single-family home permits for this parcel and the larger parcel purchased by the Joliet Park District. At the Public Hearing, Mr. Kramer noted that in previous discussions with Angela Zubko (when she was Senior Planner), they had calculated that four total permits would be allowed. However, in checking through files, we found a note from Angela suggesting only two permits would be possible under Agricultural Zoning. In staff’s opinion, the issue is not relevant. The property is already planned for residential on the LRMP, and zoned RPD-2 – not Agriculture. The proposed density is below the maximum allowed density in the LRMP.

5. Concern regarding the use of the planned park. A sketch of the proposed park is attached. The plan is for a passive park that will include natural areas (prairie, woodland, wetlands, etc.), trails, a dog park, a nature playground, picnic shelter, a nature center, restrooms and parking.

PRELIMINARY PLAT/FINAL PLAT
The petitioner has contemporaneously submitted a Preliminary and Final Plat for a four (4) lot subdivision. The Preliminary/Final Plat has been revised as requested by staff. A grading plan is also required in the Subdivision Ordinance, and was submitted on 10/6/2016. This separate document is needed to evaluate proposed drainage, and to identify if there is a need to add any additional drainage easements to the plat. From our preliminary review it appears that no additional easements will be needed. WBK has provided a review (see attached). From this review, it is clear that additional grading coordination is needed between the Park District and this subdivision. The Attorney for the applicant has said this will be completed in time for

WBK review prior to action by the County Board on October 18th.

LOT SIZE
Four residential lots are proposed on the Preliminary and Final Plat. Each of the four lots has a lot size of 94,207 square feet, exceeding the minimum lot size requirement of 90,000 square feet of the R-2 district.

ROW/ACCESS
Grove Road currently has a seventy (70) foot right-of-way. As a major collector roadway, 120’ of right-of-way is required. The County Highway Department requested an additional fifteen (15) feet of ROW be dedicated on the west side of Grove Road for future widening both on the 9.9 acres to be developed and the remaining 2.1 acres outside of the development. The County Highway Department has also requested that a “no access easement” be recorded along Grove Road on lots 1 and 2 and the 2.1 acres outside the development. The enclosed Preliminary and Final Plat reflects these revisions.

The four (4) lots are proposed to be served by a private road within proposed lot 5 having a width of 40’ (originally proposed at 33’, but widen at the request of the County Highway Department). In addition, 10’ easements are provided on each side of Lot 5, thus totaling a width of 60’ to accommodate the road, drainage and utilities. Private drives serving three or more residential lots must demonstrate that the site could not otherwise be preserved if a public road was provided such as significant trees, topography, water features, historic sites, rural character, etc. A maximum distance for a shared private drive serving three or more residential lots from a public road ROW is 500’. The proposed private drive is longer than 500’ to allow for access to the park to the west. This private roadway is to be constructed and maintained by the Joliet Park District. A copy of the agreement regarding road construction and maintenance is included in this packet.

EASEMENTS
A proposed ten (10) foot public utility and drainage easement is located along the front and rear of the proposed lots.

WELL/SEPTIC LOCATION
The Preliminary and Final Plat must include the location and orientation of septic system envelopes on each individual residential lot as well as the location of well envelopes on each individual residential lot. This information is now shown on the Plat, and the proposed septic envelop has been increased from 10,000 to approximately 20,000 square feet based on the recommendation of the County Health Department.

STORMWATER
This is a single family land use with less than five (5) residential structures and is not required to provide stormwater detention. A grading plan and field tile survey have been provided to determine adequate drainage for the proposed site improvements as well as determine impacts to Grove Road and upstream/downstream owners. Compliance with the erosion control requirements must also occur.

CONCLUSION
The rezoning of the subject property from RPD-2 (Residential Planned Development – Two) to R-2 (Single-Family Residential) is consistent with the County’s Land Use Plan as well as the Village of Plattville and City of Joliet. The density of the proposed four lot residential subdivision will be under the maximum requirements and less than what was proposed in the original 48 lot development. The Preliminary and Final Plat has been revised per staff direction for conformance with the County’s Subdivision Ordinance.

RECOMMENDATION
Staff recommends approval of the zoning map amendment from RPD-2 to R-2. Staff also recommends approval of the proposed preliminary and final plat with one caveat – that the issues raised by WBK shall be addressed prior to final County Board action.

ATTACHMENTS
1. Findings of Fact 5. KCRPC Minutes 8.24.16
2. Zoning Plat 6. ZBA Minutes 8.29.16
3. Preliminary and Final Plat 7. Grove Road Park Plan
4. ZPAC Minutes 8.2.16 8. Road Agreement

9. Review letter from WBK
ZBA FINDINGS of FACT

§ 13.07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant a map amendment. Staff have answered as follows:

Existing uses of property within the general area of the property in question. The existing uses of property within the area of this property are agricultural and residential.

The zoning classification of property within the general area of the property in question. The zoning classifications within the general area consist of A-1 Agricultural with 97 acres to the north and west zoned as RPD-2.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property will be developed per the restrictions of the county’s subdivision control ordinance and a preliminary and final plat of subdivision have been recommended for approval by the County’s regional plan commission.

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The rezoning to R-2 is consistent with the County’s Land Use Plan in the area as rural residential with a maximum density of 0.65 dwelling units per acre.
October 6, 2016

Mr. Brian Holdiman  
Kendall County Planning, Building, & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498

Subject: Review of High Grove Subdivision  
Kendall County (WBK Project 16-100F)

Dear Mr. Holdiman,

Wills Burke Kelsey Associates, Ltd. has completed a review of the Grove Road Site Access for the Joliet Park District in Kendall County. The following material was provided to us for review:

- High Grove subdivision Civil Site Grading Plan prepared by Tebrugge Engineering dated October 6, 2016 and received October 6, 2016

- Preliminary and Final Plat of Highgrove prepared by Phillip D. Young and Associates, Inc. dated October 6, 2016 and received October 6, 2016.

These documents have been reviewed for conformance with the Kendall County Stormwater Ordinance. The following comments require resolution prior to our recommendation for final approval:

1. These plans need to be coordinated with the Joliet Park District Grove Road Access plans.
   a. Clarify who is constructing the roadway; Joliet Park District or petitioner. If elements of the plan are constructed by others or depicted on other plan sets make reference to those plans sets and construction by others. Indicate these elements with a different line style / type. This also includes drainage culverts and field tile replacement.
   b. The roadway drainage ditch at the west end does not match the JPD plans. Currently they do not anticipate roadway drainage as part of their plans. Please resolve.
   c. Existing topography between the JPD plans and this plan does not match.
   d. It appears the roadway is anticipated to be crowned but the JPD plans do not indicate a crowned section.
2. The pavement centerline profile should be at 0.5% minimum to facilitate drainage.

4. Indicate re-routing of the existing field tile which transects Lots 1 & 2. It is preferred that replacement tile be constructed with the roadway / initial construction activities. Coordinate with the JPD plans.

5. Provide calculations to justify the proposed 15" diameter driveway culverts for Lots 3 & 4.

The applicant’s design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant’s design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,

Greg Chismark, P.E.
Municipal Practice Principal

CC: Joe Tebrugge – Tebrugge Engineering
STATE OF ILLINOIS  )
COUNTY OF KENDALL  )
 ) SS.

DRIVEWAY AND ROADWAY,
INGRESS AND EGRESS EASEMENT

NOW COMES BEANE HOMESTEAD, LLC of the Township of Seward, County of Kendall, State of Illinois, who in consideration of the mutual Covenants and Conditions contained herein, and in consideration of the vacation voluntarily by Joliet Park District of the easement previously granted under Document #201400001107 filed in the office of the Recorder of Deeds in Kendall County, Illinois on January 23, 2014 mutually agrees as follows with the Joliet Park District:

WHEREAS, BEANE HOMESTEAD, LLC is the owner of record of the following described real estate attached hereto and incorporated herein as Exhibit “A”; and

WHEREAS, JOLIET PARK DISTRICT and BEANE HOMESTEAD, LLC previously agreed in a Driveway and Roadway Ingress and Egress Easement recorded as Document #201400001107 recorded on January 23, 2014 to create an access driveway and roadway ingress and egress easement permitting the BEANE HOMESTEAD, LLC and its successors and assigns and the JOLIET PARK DISTRICT the use of a driveway or private roadway to be constructed on the southerly sixty-six feet (66’) of the real property described in Exhibit “B”; and

1
WHEREAS, both parties hereto agree to vacate the driveway and roadway ingress and egress easement set out in Document #201400001107; and

WHEREAS, each party has deemed it to be in their mutual best interest to relocate said driveway and roadway ingress and egress easement as depicted on Exhibit “C” which is attached hereto and incorporated herein by reference which is a Joliet Park District Concept Plan for the improvement of a park district facility to the west and adjoining of the access easement said drawing being dated April 28, 2016; and

WHEREAS, the parties hereto are entering into this new Easement Agreement to provide mutual and reciprocal access for a driveway and roadway ingress and egress easement between them and to apportion the installation costs and maintenance obligations therefore and ensure proper access for both parties to their respective parcels of real property; and

WHEREAS, it is the intent of this easement to become effective immediately upon execution by the proper representatives of BEANE HOMESTEAD, LLC on September 26, 2016 and approval of the JOLIET PARK DISTRICT and execution thereof:

NOW THEREFORE the parties hereto agree as follows:

1) **RECITALS:** The parties hereto agree that the recitals stated above are sufficient consideration to support the mutual execution of this Driveway and Roadway, Ingress and Egress Easement; the vacation of the earlier Driveway and Roadway, Ingress and Egress Easement recorded as Document #201400001107 recorded in the office of the Kendall County Recorder of Deeds on January 23, 2014; and to support the future dedication and conveyance of the private roadway of what will become Lot 5 of a Resubdivision of High Grove Subdivision from BEANE HOMESTEAD, LLC to the JOLIET PARK DISTRICT.
All of the covenants and conditions contained above shall be binding conditions and contract obligations of all parties hereto.

2) GRANT OF EASEMENT: Now comes BEANE HOMESTEAD, LLC of the Township of Seward, County of Kendall, State of Illinois who in consideration of the above described Covenants, Conditions, and Recitals hereby grants a sixty foot (60') driveway and roadway ingress and egress easement to JOLIET PARK DISTRICT for the construction of what ultimately will become a private roadway on said easement between the parties hereto.

a) The JOLIET PARK DISTRICT shall have the right to immediately accept bids for the construction of the roadway to be installed as a driveway and roadway on said private ingress and egress easement, and shall construct the actual roadway surface of twenty-four foot (24') in width pursuant to the Kendall County Private Road Standards, and applicable engineering drawings that have been prepared by JOLIET PARK DISTRICT.

b) BEANE HOMESTEAD, LLC of the Township of Seward, County of Kendall, State of Illinois reserves to and for itself and its successors and assigns an easement for ingress and egress purposes and for extension of utilities such as gas, electric, cable tv, or otherwise necessary for the construction of four (4) residences to on each side of said private roadway easement which will connect their driveways to the hard surface roadway/driveway being constructed by JOLIET PARK DISTRICT.

c) JOLIET PARK DISTRICT shall be solely responsible for the cost of the improvement of said ingress and egress easement which will consist of a
twenty-four foot (24’) wide hard surface drive, ditches on each side of the hard surface drive for drainage; and culverts or other conveyances under the roadway to permit the drainage that generally flows from the south and both off and on-site to the north to the creek area on land owned by JOLIET PARK DISTRICT adjacent to the easement area.

3) **FUTURE CONVEYANCE BY BEANE HOMESTEAD, LLC:** Immediately upon approval of a Final Plat of Subdivision for the Resubdivision of High Grove Subdivision by the County of Kendall and the recording of the Final Plat by representatives of BEANE HOMESTEAD, LLC with the Kendall County Recorder of Deeds, it shall be the irrevocable obligation of BEANE HOMESTEAD, LLC as Grantor to convey by General Warranty Deed to JOLIET PARK DISTRICT what is being designated as Lot 5 of High Grove Subdivision, in the attached Exhibit “D”. The Deed shall be transferred free of any mortgages, liens and unpermitted exceptions.

4) **MAINTENANCE OF EASEMENT:** The exclusive obligation of maintenance of said easement will be by the JOLIET PARK DISTRICT. All parties hereto have acknowledged both for themselves and their successors, heirs, and assigns that neither the County of Kendall nor Seward Township shall have any obligation to assume ownership or maintenance of the easement or ultimate private road.

5) **BINDING EFFECT:** This easement shall be binding upon the successors, heirs, and assigns of all parties hereto. The easement shall further be considered as a covenant running with the land.
6) **SEVERABILITY:** In the event any portion of this Easement Agreement becomes unenforceable or violates any statute or ordinance, the remaining terms thereof shall remain in full force and effect.

7) **TERMINATION OF EASEMENT:** Upon approval and recording of a Final Plat of Subdivision creating Lot 5 of High Grove Subdivision, and a recording of a Deed from BEANE HOMESTEAD, LLC as Grantor to JOLIET PARK DISTRICT as Grantee of Lot 5 of High Grove Subdivision, this Easement Agreement shall automatically terminate as an easement, but the specific terms thereof providing for utility access, ingress and egress to the four (4) lots, cost of installation of the easement and all improvements including hard surface roadway and drainage ditches, maintenance in the future, and the obligation to convey shall survive this Agreement and shall be the binding obligation of the parties hereto and their successors and assigns.

8) **UTILITY ACCESS:** It is the intention of all parties hereto that the granting of the easement not only shall provide for the private roadway/hard surface drive but also shall allow for the extension of normal utilities for the four (4) lots anticipated to be developed as single family residential lots in high grove subdivision and for utility extension purposes by JOLIET PARK DISTRICT to serve their park district property and any improvements thereon.

IN WITNESS WHEREOF, the parties have executed this Agreement the dates indicated below their signatures.
BEANE HOMESTEAD, LLC

By:

[Signature]

SUZANNE CASEY, Authorized Manager

[Signature]

THOMAS CASEY, Authorized Manager

Dated: Oct 4, 2016

STATE OF ILLINOIS

COUNTY OF KENDALL

I, the undersigned, a Notary Public in and for and residing in said County, in the State of Illinois, DO HEREBY CERTIFY THAT SUZANNE CASEY and THOMAS CASEY, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14th day of October, 2016.

[Signature]

Notary Public

"OFFICIAL SEAL"

ROBIN E. GUZMAN

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES 10/28/2019
JOLIET PARK DISTRICT

By: 

Authorized Representative

Dated: 10-3-2016

STATE OF ILLINOIS

Kendall)ss.
COUNTY OF Will)

I, the undersigned, a Notary Public in and for and residing in said County, in the State of Illinois, DO HEREBY CERTIFY THAT Tom Carstens, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 3rd day of October, 2016.

Notary Public

Prepared by and return to:
Law Offices of Daniel J. Kramer
1107 A S. Bridge St.
Yorkville, IL 60560
630-553-9500
ORDINANCE NUMBER 2016 - ___
GRANTING A SPECIAL USE AND VARIANCES FOR
THE BLUFFS, INC., D/B/A CIDER CREEK LOCATED AT
15888 FRAIZER ROAD IN LITTLE ROCK TOWNSHIP

WHEREAS, THE L&P Nelson Trust 103 has filed a petition for a Special Use within the A-1 Agricultural District for a 45.8-acre property located at the southwest corner of Creek Road and Frazier Road. The street address is 15888 Frazier Road (PIN# 01-20-400-006 and 005), in Little Rock Township; and

WHEREAS, said property is legally described as:

That Part of the East Half of Section 20 and that Part of the West Half of Section 21, Township 37 North, Range 6 East of the Third Principal Meridian described as follows: Beginning at the intersection of the centerlines of Frazier Road and Creek Road; thence South 55°49'05" West, along said centerline of Frazier Road, 1980.0 feet; thence South 37°40'55" East, 537.0 feet; thence North 68°19'05" East, 1250.0 feet; thence South 51°40'55" East, 616.0 feet; thence North 72°41'29" East, 607.87 feet to the centerline of Little Rock Creek; thence North 38°00'00" East, along said centerline, 106.0 feet; thence North 29°00'00" East, along said centerline, 104.0 feet to said centerline of Creek Road; thence North 44°01 '24" West, along said centerline, 745.32 feet; thence North 44°54'15" West, along said centerline, 514.15 feet; thence Northwesterly, along said centerline being a tangential curve to the right with a radius of 875.40 feet, an arc distance of 252.71 feet to the point of beginning in Little Rock Township, Kendall County, Illinois.

WHEREAS, said property is zoned A-1 Agricultural and shown primarily as commercial on the Kendall County Future Land Use Plan; and

WHEREAS, said petition is to obtain an A-1 Special Use Permit to operate a banquet hall, nano-brewery, a micro-distillery, a year around seasonal festival, a petting zoo, and production and sale of sweet cider. The petition also includes a request for variances from the following zoning code requirements:

A. That a Banquet Hall, Micro-Distillery, Nano-Brewery shall have direct access to a road designated as a major collector (or higher) – neither Creek Road or Frazier Road are collectors

B. The retail sales areas on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet.

C. That parking be allowed within the 100’ agricultural setback and;

WHEREAS, all special use and variance procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer and the Zoning Board of Appeals, both on October 3rd, 2016; and

WHEREAS, the findings of fact for the Special Use were approved as follows:
That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. True. The petitioner has submitted a concept plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including landscape screening and a one-way traffic flow.

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

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The project will have a one-way circulation system, with vehicles entering from Creek Road and exiting onto Frazier Road as illustrated on the attached Concept Plan. A site plan, storm water management plans, and appropriate Health Department regulations will be reviewed and approved prior to construction for all commercial improvements (banquet hall, bakery/restaurant/store. The Little Rock/Fox Fire Protection District has approved the proposed one-way road network.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The petitioners have provided a concept plan that complies with the requirements for the proposed use including parking. Modifications to code requirements include:

a) That a Banquet Hall, Micro-Distillery, Nano-Brewery shall have direct access to Creek Road and Frazier Road (neither of which is designated as a collector or higher on the County’s Transportation Plan)

b) The retail sales areas may exceed one thousand (1,000) square feet, but shall not exceed 10,000 square feet per building.

c) That parking be allowed within 30’ of the Frazier Road right-of-way (reduced from the 100’ agricultural setback).

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use is consistent with the commercial use illustrated on the Future Land Use Plan within the County’s LRMP. The agricultural nature of this facility is consistent with the overall character of the area.

WHEREAS, the findings of fact for the Variances were approved as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. While the subject property is not on an existing collector road, both
Frazer Road and Creek Road are well maintained Township Roads which frequently accommodate truck traffic from the nearby Hillside Nursery. The subject property is planned for commercial use on the County’s Future Land Use Plan. The property owner has already installed a significant landscape buffer along both Frazier Road and Creek Road. This dense planting will help maintain the agricultural character of the area while allowing parking within the required 100’ agricultural setback.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. True. This is a unique combination of uses, and is not likely to be replicated in other areas of the County.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The code requirements for a location on a collector road, a 100’ parking setback, and maximum 1,000 square foot retail store were not created by the applicant.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The surrounding area is primarily agricultural, and many of the proposed uses (apple orchard, cider mill) are also agricultural in nature. Appropriate conditions have been included to ensure limits to noise and lighting to protect the public welfare. The nearest home is approximately one-half mile from the proposed buildings.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The Little Rock/Fox Township Fire Protection District has reviewed and approved the proposed special use, as has the Little Rock Township Road Commissioner.

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Special Use Hearing Officer and the Zoning Board of Appeals and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use permit for the operation of a banquet hall, nano-brewery, a micro-distillery, a year around seasonal festival, a petting zoo, and production and sale of sweet cider in accordance to the submitted Concept Plan included as “Exhibit A” attached hereto and incorporated herein subject to the following conditions:

1. The property shall be developed in substantial compliance with the submitted concept plan.
2. The maximum number of patrons for banquets shall be limited to 225, including any vendors working on the property for a banquet.
3. No event activity shall start earlier than 7:00 A.M. any day of the week, and shall end no later than 10:00pm, Monday thru Wednesday and no later than 11:30pm Thursday thru Sunday. Banquets may end no later than midnight.
4. Lighting shall comply with Section 11 02.F.12 of the Zoning Ordinance.
5. Parking reserved for ADA accessibility shall be marked and constructed with a hard surface adjacent to the proposed retail store/bakery.
6. Any food prepared or sold on site, shall conform to the regulations of the Kendall County Health Department.
7. Retail sales are permitted provided that the retail sales will be ancillary to the main operation. Such sales may occur year around.
8. Noise generated by non-agricultural activities on-site shall comply with the following:
   a. **Day Hours:** No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the residential property line of the complainant.
   b. **Night Hours:** No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the residential property line of the complainant.
   c. **EXEMPTION:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o’clock (7:00) A.M. and ten o’clock (10:00) P.M.
9. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
10. A waste management plan shall be submitted to and approved by the Kendall County Health Department prior to operation of the micro-distillery.
11. The petting zoo shall provide adequate hand sanitation devices as determined by the Department of Health.
12. There shall be a maximum of three new buildings, with a maximum size of 10,000 square feet each, for the banquet hall, bakery/retail store, and other commercial uses. This maximum number of buildings excludes agricultural buildings such as barns or sheds.
13. Signs shall comply with sign standards for Business Districts in the Kendall County Zoning Ordinance (Section 12.10), and may only be externally illuminated.
14. Adequate parking on site shall be provided in such a way that no on-street parking is necessary. Parking shall be setback a minimum of 30’ from the right-of-way of Frazier Road.
15. Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.
IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 18th day of October, 2016.

Attest:

______________________________  ________________________________
John A. Shaw                        Debbie Gillette
Kendall County Board Chairman       Kendall County Clerk
SITE INFORMATION

PETITIONER  L and P Nelson Trust 103

ADDRESS  15888 Frazier Road, Plano

LOCATION  South side of Frazier Road, west of Creek Road

TOWNSHIP  Little Rock

PARCEL #  01-20-400-005 and -006 (the proposed 45.85-acre special use covers only a portion of these PIN’s – the submitted Alta Survey shows a total ownership of 165.25 acres)

LOT SIZE  45.85 acres

EXITING LAND USE  Agricultural

ZONING  A-1 Agricultural District

<table>
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<tr>
<th>LRMP</th>
<th>Land Use</th>
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<tr>
<td>Roads</td>
<td>Commercial and Countryside Residential</td>
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<tr>
<td>Both Creek Road and Frazier Roads are under Little Rock Township Jurisdiction</td>
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<tr>
<td>Trails</td>
<td>A trail is proposed along Frazier Road</td>
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Most of the site is just outside of the Little Rock Creek Floodplain. However, the far eastern portion of the property is within the 100-year floodplain. A Freshwater Forested Shrub Wetland also exists just south (but outside) of the subject property.

**REQUESTED ACTION**

A-1 Special Use to allow a banquet hall, a nano-brewery, a micro-distillery, a year-round seasonal festival with petting zoo, and production and sale of sweet cider and variances for:

A. That a Banquet Hall, Micro-Distillery, Nano-Brewery shall have direct access to a road designated as a major collector (or higher) – neither Creek Road or Frazier Road are collectors

B. The retail sales areas on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet.

C. That parking be allowed within the 100’ agricultural setback.

**APPLICABLE REGULATIONS**

Section 7.01 D.10 (Banquet Halls), D.29 (Micro-distillery), D.30 (Nano-brewery) D-42 (Production and sale of sweet cider) – A-1 Special Uses – and Section 7.01E – 1.j.xv (seasonal festivals – requested to treat as special use to allow year around activity – A-1 Conditional Use.

Section 11.02.F.7 – No parking is allowed in required front yard setback (100’ in A-1 District)

Section 13.08 – Special Use Procedures

<table>
<thead>
<tr>
<th><strong>SURROUNDING LAND USE</strong></th>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>Land Resource Management Plan</th>
<th>Zoning within ½ Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Agricultural (and Rural Estate east of Creek Rd.)</td>
<td>A-1</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Suburban Residential</td>
<td>A-1</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Commercial and Urbanized (in Plano)</td>
<td>A-1 (residential in Plano)</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>Agricultural/Radio Station</td>
<td>A-1</td>
<td>Countryside Residential</td>
<td>A-1 (A-1 SU for radio station)</td>
<td></td>
</tr>
</tbody>
</table>
PHYSICAL DATA
The property generally drains north to south towards Little Rock Creek. The land is fairly gently sloping near Frazier Road, and a significant drop in topography occurs along the heavily wooded creek bluff near the limits of the subject site. A double row of evergreen trees has recently been planted along both Creek Road and Frasier Road which will provide a significant buffer once the trees mature.

ENDANGERED SPECIES REPORT
No Endangered or Threatened Species have been identified in the vicinity of the project area. (EcoCat report attached)

NATURAL RESOURCES INVENTORY
LESA score of 173, suggesting a low level of protection.

ACTION SUMMARY

LITTLE ROCK TOWNSHIP
Little Rock Township reviewed the proposal at both the Zoning Board and Township Board levels, and both voted unanimously to support the petition. The Township Road Commissioner, Richard Wade Jr., was present at both meetings, and was also in favor of the request and was comfortable with the proposed access points and circulation.

CITY OF PLANO
Petition information was sent to the City of Plano 8.24.16, and the City responded that they saw no problem with the proposed development.

LITTLE ROCK/FOX FIRE PROTECTION DISTRICT
LRFFPD has no objections as long as the roadways are ‘commercial’ in nature and maintain turning radii suitable for standard straight trucks.

ZPAC
The project was reviewed at the September 6th. The project was recommended to move forward, with a request for submission of a concept plan (which was done and is included in this packet). The Health Department suggested the applicant should work closely with them to address septic system requirements early on to avoid potential problems. The need for a variance from the parking setback requirements was identified, and the application was amended to include that request.

RPC
The Regional Planning Commission (RPC) reviewed the proposed special use at their September 28th, 2016 meeting. The project was recommended for approval with a number of conditions (noted latter in this staff report). A number of residents, primarily living along Creek Road. Their concerns were for increased traffic, hours of operation, and lighting.
ZBA
The Zoning Board of Appeals conducted a public hearing and reviewed the requested variances at their October 3rd, 2016 meeting and recommend approval.

SHO
The Special Use Hearing Officer conducted a public hearing on the proposed special use on October 3rd, 2016 and recommended approval with the conditions outlined in the staff memorandum, with two changes:

1. Condition #8a as outlined in the staff report be changed to comply with the County ordinance relating to noise; and
2. Exclude condition #14 from the staff report entirely.

PBZ
The PBZ Committee reviewed the case at their October 11th meeting and voted to favorably move the application on to the County Board. The only concern raised was the potential need for some additional paved parking near the store/restaurant/bakery. The applicant has agreed to pave the required handicap spaces.

Oblique View Looking North

GENERAL
The L&P Nelson Trust #103 is requesting an A-1 Special Use to operate a U-Pick Orchard offering commodities grown on and off the site, food produced from the commodities along with other food and refreshments, entertainment and activities will also be provided. Specific uses will include a banquet hall, a micro distillery, a nano-brewery, production and sale of sweet cider, and a year-round seasonal festival. As these special uses are addressed under different sections of the code, each is listed separately below, along with their conditions.
The Land Resource Management Plan was amended in 2015 to show commercial use along the south side of Creek Road between Little Rock Road and Frazier Road. While the proposed uses clearly have an agricultural theme, they also are clearly commercial in nature and will attract commercial traffic – particularly during seasonal events or for functions at the proposed banquet facility. As illustrated on the right, traffic is relatively light on surrounding roads today, with an Average Daily Traffic (ADT) of 1,550 on Creek Road and 1,300 ADT on Frazier Road. There is clearly capacity on the local roads to accommodate additional traffic. To-date, several barn-like structures have been (re)constructed on the property, as well as an improved access drive from Creek Road. Five-hundred apple trees have been planted to-date, with another 4,500 trees planned to be added in Spring, 2017.

At our request, the applicant has provided a conceptual plan to show the general layout of proposed activities. The circulation plan is for cars to enter from Creek Road and exit onto Frazier Road. This approach has been reviewed and approved by the Little Rock Township Road commissioner, who has jurisdiction over these roadways. The applicant noted in their ZPAC presentation that what they are planning is similar to the Kuiper’s Family Farm near Maple Park - [http://www.kupersfamilyfarm.com/](http://www.kupersfamilyfarm.com/). Activities planned for Cider Creek include apple picking, a pumpkin patch, a store and bakery, kids activities such as a petting zoo and train, and a cider mill with a nano-brewery and micro-distillery. A banquet facility is also planned in the future. Build-out is anticipated to take several years, with the orchard and cider mill coming first (Spring, 2017), followed by the store latter in 2017 and the banquet facility in 2018.

The zoning code has a number of conditions outlined for each of the requested special uses, and these are summarized on the following pages.

**Banquet Hall**

Banquet Halls are permitted subject to the following conditions:

<table>
<thead>
<tr>
<th>Condition</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.</td>
<td>Neither Creek or Frazier Roads are arterial or collector roadways – and a variance is requested from this requirement. Both roads are in good condition, are used by semi’s coming from the nearby Hinsdale Nursery, and the Township Road Commissioner has no objections.</td>
</tr>
<tr>
<td>b. The subject parcel must be a minimum of 5 acres.</td>
<td>The almost 46-acre site far exceeds the minimum parcel area.</td>
</tr>
<tr>
<td>c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)</td>
<td>This should be listed as a condition of approval. No details have been provided. The banquet facility is planned for a latter phase.</td>
</tr>
<tr>
<td>Condition</td>
<td>Comments</td>
</tr>
<tr>
<td>-----------</td>
<td>----------</td>
</tr>
<tr>
<td>d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.</td>
<td>This should be listed as a condition of approval, and can be reviewed when a site plan is submitted for the banquet hall. A significant landscape buffer is already in place around the periphery of the property.</td>
</tr>
<tr>
<td>e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.</td>
<td>This should be listed as a condition of approval. No details have been provided.</td>
</tr>
<tr>
<td>f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.</td>
<td>Retail sales are planned (bakery, apples, cider, seasonal gifts, etc.)</td>
</tr>
</tbody>
</table>
| g. The noise regulations are as follows:  
Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.  
Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.  
EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o’clock (7:00) A.M. and ten o’clock (10:00) P.M. | This should be listed as a condition of approval. The applicant has stated they will comply with whatever regulations are in place. |
Micro-Distillery

A micro-distillery is permitted subject to the following conditions:

<table>
<thead>
<tr>
<th>Condition</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.</td>
<td>Neither Creek or Frazier Roads are major collector roads (see notes under Banquet Hall)</td>
</tr>
<tr>
<td>b. Locally grown inputs shall be used to the greatest extent possible.</td>
<td>The petitioner will have approximately 5000 trees, and intends to use crops grown on-site. However, some apples will likely be brought in to extend the season and provide variety.</td>
</tr>
<tr>
<td>c. The number of hours permitted to operate shall be on the approving ordinance.</td>
<td>The petitioner should identify proposed hours, and if acceptable, should be written into the ordinance.</td>
</tr>
<tr>
<td>d. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.</td>
<td>Parking and lighting shall be addressed at the time a site plan is provided.</td>
</tr>
<tr>
<td>e. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.</td>
<td>This should be a required condition.</td>
</tr>
<tr>
<td>f. Shall contact &amp; meet all requirements of the Kendall County Health Department.</td>
<td>This should be a required condition.</td>
</tr>
<tr>
<td>g. A waste management plan should be submitted to the Kendall County Health Department</td>
<td>This should be a required condition.</td>
</tr>
</tbody>
</table>

Nano-Brewery

Nano Breweries are permitted subject to the following conditions:

<table>
<thead>
<tr>
<th>Condition</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.</td>
<td>Neither Creek or Frazier Roads are major collector roads. (see notes under Banquet Hall)</td>
</tr>
<tr>
<td>b. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.</td>
<td>This should be a required condition.</td>
</tr>
<tr>
<td>c. Locally grown inputs shall be used to the greatest extent possible, with production utilizing crops grown on the same property or in combination with crops grown off-site.</td>
<td>The applicant should detail their plans for acquiring brewing crops.</td>
</tr>
<tr>
<td>d. Any tasting or sale of beer shall be subject to the Kendall County Liquor Control regulations.</td>
<td>This should be a required condition.</td>
</tr>
</tbody>
</table>

Production and Sale of Sweet Cider

Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises is permitted as a special use subject to the following conditions:
The tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured.

A condition should require appropriate licenses and permits.

The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Said sales areas shall be set back at least ninety (90) feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars.

The applicant has requested the ability to have a larger retail sales area, although a specific size has not yet been provided. The proposed location for the retail sales building far exceeds the setback requirement.

**Year Around Seasonal Festival**

Seasonal festivals are generally handled as a conditional use. However, as this facility is proposed to operate year-round, it is required to seek a special use. The following table details the conditions required for seasonal festivals.

<table>
<thead>
<tr>
<th>Condition</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Adequate parking on site shall be provided in such a way that no on-street parking is necessary</td>
<td>Exact parking requirements will be evaluated as specific site plans are submitted. However, the concept plan provided appears to show adequate areas for on-site parking.</td>
</tr>
<tr>
<td>ii. Event areas, stands, booths, parking and other uses and facilities appurtenant to the site shall not be located within 150 feet of a residential district, or residential structure located off the subject zoning lot unless written consent from the effected residents is provided to the Planning, Building and Zoning Office</td>
<td>No homes are within 150’ of the subject property. In fact, no existing homes are within ½ mile of the proposed operations.</td>
</tr>
<tr>
<td>iii. The operator shall have adequate waste receptacles and toilet facilities on site as determined in writing from the Department of Health and Human Services</td>
<td>Specific requirements are unknown at this time, but the applicant has stated they will comply with code requirements.</td>
</tr>
<tr>
<td>iv. No alcohol shall be sold on the premises</td>
<td>They do plan to sell alcohol on-site.</td>
</tr>
<tr>
<td>v. Petting Zoos shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services</td>
<td>This should be a condition of approval.</td>
</tr>
<tr>
<td>vi. All food prepared or sold on site shall comply with the Department of Health and Human Services requirements.</td>
<td>This should be a condition of approval.</td>
</tr>
<tr>
<td>vii. Noise levels generated from non-agricultural sources shall not exceed 60 dBA as measured at the nearest occupied residential structure on an adjoining property</td>
<td>This should be a condition of approval.</td>
</tr>
<tr>
<td>viii. The operator shall provide adequate crowd control and parking direction as reasonably determined by the Kendall County Sheriff’s Office.</td>
<td>This should be a condition of approval.</td>
</tr>
<tr>
<td>ix. No event activity shall start earlier than 9:00 A.M. any day of the week, and shall end no later than 10:00pm, Monday thru Wednesday and no later than 11:30pm Thursday thru Sunday</td>
<td>This should be a condition of approval.</td>
</tr>
<tr>
<td>x. Events shall be permitted once a year unless otherwise approved</td>
<td>Applicant has</td>
</tr>
<tr>
<td>Condition</td>
<td>Comment</td>
</tr>
<tr>
<td>-----------</td>
<td>---------</td>
</tr>
<tr>
<td>by the PBZ Committee</td>
<td>requested ability to operate events all year.</td>
</tr>
<tr>
<td>xi.</td>
<td>Seasonal Festivals shall be permitted up to, but not exceed, ninety (90) consecutive days in length in one calendar year</td>
</tr>
<tr>
<td>xii.</td>
<td>Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted during the duration of the Seasonal Festival subject to the review and approval of the Zoning Administrator.</td>
</tr>
<tr>
<td>xiii.</td>
<td>All signage shall comply with Section 12.00 of the Zoning Ordinance</td>
</tr>
<tr>
<td>xiv.</td>
<td>All proposed lighting shall be non-obtrusive onto adjoining properties and should not exceed 0.2 foot-candles at any property line</td>
</tr>
</tbody>
</table>

**HEALTH CODES**
The petitioner has not provided details for any of the proposed uses. These items must be evaluated and permitted through the Kendall County Health Department prior to construction.

**BUILDING CODES**
Any future buildings will need to be evaluated by the Building Department for determination of any required building permits.

**ACCESS**
The property is at the corner of Creek Road and Frazier Road. A concept plan has been submitted showing an entrance from Creek Road and an exit onto Frazier Road. The existing access location has been approved by the Township Road Commissioner, and appears well located given topography and sight lines.

**PARKING**
As the plans are conceptual at this point, specific parking requirements are difficult to calculate. However, the concept plan shows three sizable areas for parking. The smaller area by the cider mill could potentially accommodate in the range of 50 cars, and the main and overflow lots could – based on their area, accommodate well over 1,000 cars.

**LIGHTING**
No information has been provided regarding proposed lighting.

**SIGNAGE**
No information has been provided regarding proposed signage.

**PUBLIC COMMENTS**
Mr. and Mrs. Scott Francis Cosentino of 2490 Creek Road submitted a letter in opposition to the project on September 13, 2016. They also attend the public hearings and submitted an additional letter on October 4th, 2016 (attached). This second letter requested a reduction in the hours of operation. One other resident came into the office to review the application, and stated they may attend the meetings and hearings, but provided no formal comment. Approximately ten residents attending the meeting of the RPC on September 28th, and a number of residents also attended the ZBA and SHO Hearings on October 3rd. Their comments can be found in the meeting minutes.

**RECOMMENDATION**
The proposed uses are consistent with the LRMP, will help to celebrate the agricultural heritage of Kendall County, and is a clear positive from an economic development perspective drawing visitors and tourists from throughout the region. At this time, the nearest neighbors are over a ½ mile away, and the site has a significant landscape buffer planted to provide screening should additional development occur in the area. Given these factors, we recommend approval subject to the following conditions. Numbers 1-11 are as recommended for approval by the Regional Planning Commission. Numbers 12-16 are additional conditions based on further staff review.

1. The property shall be developed in substantial compliance with the submitted concept plan.
2. The maximum number of patrons for banquets shall be limited to 225, including any vendors working on the property for a banquet.
3. No event activity shall start earlier than 7:00 A.M. any day of the week, and shall end no later than 10:00 pm, Monday thru Wednesday and no later than 11:30 pm Thursday thru Sunday. Banquets may end no later than midnight.
4. Lighting shall comply with Section 11 02.F.12 of the Zoning Ordinance.
5. Parking reserved for ADA accessibility shall be marked and constructed with a hard surface adjacent to the proposed retail store/bakery.
6. Any food prepared or sold on site, shall conform to the regulations of the Kendall County Health.
7. Retail sales are permitted provided that the retail sales will be ancillary to the main operation. Such sales may occur year around.
8. Noise generated by non-agricultural activities on-site shall comply with the following:
   a. Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the residential property line of the complainant.
   b. Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the residential property line of the complainant.
   c. EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o’clock (7:00) A.M. and ten o’clock (10:00) P.M.

Variances Requested for this Special Use

1. Facility is located on Township Roads which are not designated as a collector or arterial roadway.
2. The retail store may be larger than 1,000 sq. feet (current limitation for a facility producing and selling sweat cider).
3. Alcohol will be sold on the site of a seasonal festival.
4. Parking will be located within the 100’ agricultural setback (existing evergreen buffer of at least 30’ already in place).
5. Events may occur year-around, and are not limited to a 90-day window (seasonal events).
9. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.

10. A waste management plan should be submitted to and approved by the Kendall County Health Department prior to operation of the micro-distillery.

11. The petting zoo shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services.

12. There shall be a maximum of three new buildings, with a maximum size of 10,000 square feet each, for the banquet hall, bakery/retail store, and other commercial uses. This maximum number of buildings excludes agricultural buildings such as barns or sheds.

13. Signs shall comply with sign standards for Business Districts in the Kendall County Zoning Ordinance (Section 12.10), and may only be externally illuminated.

14. Events may occur throughout the year and not held to any consecutive day standard. However, any outdoor music events or festivals generating sixty-five (65) dBA or more at the property line of this special use shall be limited to a total of 10 days within a calendar year. Notice shall be provided to the Kendall County PBZ Department prior to each outdoor music event as described above. Outdoor musical performances shall end by 10pm. (this condition was removed from the Special Use Hearing Officers recommendation. Staff had previously suggested this given past experience with outdoor music events such as those at Hideaway Lakes)

15. Adequate parking on site shall be provided in such a way that no on-street parking is necessary. Parking shall be setback a minimum of 30’ from the right-of-way of Frazier Road.

16. Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted.

ATTACHMENTS
1. Draft Findings of Fact
2. Description of proposed use - prepared by the petitioners
3. EcoCat Report
4. Concept Plan
5. Letters of Objection
6. Minutes (ZPAC, RPC, ZBA, SHO)
Special Use Findings of Fact  
Cider Creek – 16-25

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. True. The petitioner has submitted a concept plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including landscape screening and a one-way traffic flow.

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

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The project will have a one-way circulation system, with vehicles entering from Creek Road and exiting onto Frazier Road as illustrated on the attached Concept Plan. A site plan, storm water management plans, and appropriate Health Department regulations will be reviewed and approved prior to construction for all commercial improvements (banquet hall, bakery/restaurant/store. The Little Rock/Fox Fire Protection District has approved the proposed one-way road network.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The petitioners have provided a concept plan that complies with the requirements for the proposed use including parking. Modifications to code requirements include:

b) That a Banquet Hall, Micro-Distillery, Nano-Brewery shall have direct access to Creek Road and Frazier Road (neither of which is designated as a collector or higher on the County’s Transportation Plan).

c) The retail sales areas may exceed one thousand (1,000) square feet, but shall not exceed 10,000 square feet per building.

d) That parking be allowed within 30’ of the Frazier Road right-of-way (reduced from the 100’ agricultural setback).

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use is consistent with the commercial use illustrated on the Future Land Use Plan within the County’s LRMP. The agricultural nature of this facility is consistent with the overall character of the area.
Variance Findings of Fact
Cider Creek – 16-25

§ 13.04.2 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in italics. Staff has provided findings in bold below based on the recommendation:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. While the subject property is not on an existing collector road, both Frazer Road and Creek Road are well maintained Township Roads which frequently accommodate truck traffic from the nearby Hillside Nursery. The subject property is planned for commercial use on the County’s Future Land Use Plan. The property owner has already installed a significant landscape buffer along both Frazer Road and Creek Road. This dense planting will help maintain the agricultural character of the area while allowing parking within the required 100’ agricultural setback.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. True. This is a unique combination of uses, and is not likely to be replicated in other areas of the County.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The code requirements for a location on a collector road, a 100’ parking setback, and maximum 1,000 square foot retail store were not created by the applicant.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The surrounding area is primarily agricultural, and many of the proposed uses (apple orchard, cider mill) are also agricultural in nature. Appropriate conditions have been included to ensure limits to noise and lighting to protect the public welfare. The nearest home is approximately one-half mile from the proposed buildings.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The Little Rock/Fox Township Fire Protection District has reviewed and approved the proposed special use, as has the Little Rock Township Road Commissioner.
Concept planning of Cider Creek site

September 6, 2016

Exit Point on to Frazier Rd is Conceptual
Main Parking
Overflow Parking
Pumpkin Patch
Store-Bakery-Restaurant-Plaza
Banquet Halls

Apple Tree Area

Area: 13.56 ac
Perimeter: 0.11434 km

Kendall County B-Base 95
Cider Creek
**APPLICATION**

**PROJECT NAME:** Cider Creek  
**FILE #:** 16-25

---

**NAME OF APPLICANT:**  
L & P Nelson Trust 103

**CURRENT LANDOWNER/NAME(s):**

---

**SITE INFORMATION**

**ACRES:** 4.5+/-

**SITE ADDRESS OR LOCATION:** 15888 Frazier Rd

**ASSESSOR’S ID NUMBER (PIN):** 01-20-400-006+005

**EXISTING LAND USE:** A

**CURRENT ZONING:** A + Commercial

**REQUESTED ACTION** (Check All That Apply):

- [x] SPECIAL USE
- [x] MAP AMENDMENT (Rezone to A-SU)
- [x] VARIANCE
  - ADMINISTRATIVE VARIANCE
  - A-1 CONDITIONAL USE FOR:
  - TEXT AMENDMENT
  - RPD (Concept; Preliminary; Final)
  - PRELIMINARY PLAT
  - FINAL PLAT
  - AMENDMENT TO A SPECIAL USE (Major; Minor)

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**1 PRIMARY CONTACT**

**ENGINEER CONTACT**

**MAILING ADDRESS**

**ENGINEER MAILING ADDRESS**

**PHONE #**

**PHONE #**

**FAX #**

**FAX #**

**EMAIL**

**EMAIL**

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**SIGNATURE OF APPLICANT:** 

**DATE:** 8/23/16

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**FEE PAID:** $1,550.00

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*Primary Contact will receive all correspondence from County  
*Engineering Contact will receive all correspondence from the County’s Engineering Consultants.
Please fill out the following findings of fact to the best of your capabilities. § 13.07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any map amendment request. They are as follows:

Existing uses of property within the general area of the property in question.

Ag - Ag wholesale sales, transportation, commercial, school

The Zoning classification of property within the general area of the property in question.

Ag, commercial, residential

The suitability of the property in question for the uses permitted under the existing zoning classification.

The requested A-SU is within the existing zoning classification A-1

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

The trend of development has been for A to Business and Residential including the Plano high school campus and a Business node just south adjoining the property.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

The LRMP of Kendall County shows much of the 45 acres as Commercial/Business.
Cider Creek

Cider Creek will be developed over a number of years as a hybrid use of agriculture, entertainment, food and family fun. Typically known as a U Pick Orchard, offering commodities grown on and off the site, food produced from the commodities along with other food and refreshments, entertainment and activities will also be provided.

We are requesting A-1 SU of the 45 acre parcel in the application to Permit Section 7.01 D – Ag Special Uses Permitted; D-10 Banquet Halls, D-29 Micro Distillery; D-30 Nano Breweries; and D-42 (which is labeled as 32 (duplicated)) Production and sale of sweet cider (with the restriction of “Total retail area not to exceed 1,000 square feet” removed) and “E Conditional Use” as provided in JXV – to be a year round usage and removing restrictions IV, IX, X, XI.

Additionally, we are requesting a variance from the requirement the facility be located on a major collector or arterial roadway and if needed a variance removing restrictions on D-42 “retail area not to exceed 1,000 sq feet”, and the restriction on “E Conditional Use” J to be year round usage and removing restrictions IV, IX, X, XI.

Note: Cider Creek is a dba of The Bluffs, Inc., an Illinois corporation owned by the Nelson family.
Area Map Cider Creek

Agricultural

- Agricultural-Building Permit
- Agricultural-Special Use
- Agricultural-Special Use-Planned Unit Development
Cider Creek To Be ReZoned A-SU

August 23, 2016

- Wetlands
- 1% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Regulatory Floodway

Area: 45.00 ac
Perimeter: 6694.34 ft

Kendall County Illinois GIS, FEMA Kendall County Illinois GIS
LEGAL DESCRIPTION OF 45.8486-ACRE TRACT TO BE REZONED:

That Part of the East Half of Section 20 and that Part of the West Half of Section 21, Township 37 North, Range 6 East of the Third Principal Meridian described as follows: Beginning at the intersection of the centerlines of Frazier Road and Creek Road; thence South 55°49'05" West, along said centerline of Frazier Road, 1980.0 feet; thence South 37°40'55" East, 537.0 feet; thence North 68°19'05" East, 1250.0 feet; thence South 51°40'55" East, 616.0 feet; thence North 72°41'29" East, 607.87 feet to the centerline of Little Rock Creek; thence North 38°00'00" East, along said centerline, 106.0 feet; thence North 29°00'00" East, along said centerline, 104.0 feet to said centerline of Creek Road; thence North 44°01'24" West, along said centerline, 745.32 feet; thence North 44°54'15" West, along said centerline, 514.15 feet; thence Northwesterly, along said centerline being a tangential curve to the right with a radius of 875.40 feet, an arc distance of 252.71 feet to the point of beginning in Little Rock Township, Kendall County, Illinois.
Kendall County Planning Commission
Kendall County Special Use Hearing Officer
Kendall County Zoning Board of Appeals

After attending the last two meetings on September 28th and most recently on October 3rd we now have a full scope of what the Nelson Family is trying to accomplish. As I stated on the record last night, we have no problem with the growing or selling of apples and pumpkins, along with the conditions specified at last night’s meeting.

What we do have concerns with if the hours of operation for the banquet and retail facilities selling products. We are formally asking the hours of operation on every Sunday (year round), for the entire facility, be limited to 8:00am-8:00pm. We are also asking that there be no outdoor bands, concerts or DJ’s, year round.

Best Regards,

Mr. & Mrs. Scott Francis Cosentino
2490 Creek Rd
Plano, IL 60545
Kendall County Planning Commission
Kendall County Special Use Hearing Officer
Kendall County Zoning Board of Appeals

To whom it concerns:

We are 100% opposed to petition #16-25. We have major concerns and do not want to see the project move forward.

We do not want to see or deal with any additional traffic. There is too much traffic on Creek Rd as it stands now. Furthermore, regarding the banquet hall...we are not interested in having excess noise from the banquet hall facility or any additional traffic. Not to mention the intoxicated people coming and going, which have the potential do damage to our property.

Regarding the retail portion of petition #16-25 we are 100% opposed to that as well.

We do not want the zoning changed to retail. What happens when this facility goes belly up in 3 years? Now we have to deal with the potential of another retailer coming in? Absolutely unacceptable.

As you all know, Creek rd is a historic stagecoach trail with great history and beauty. We would like to keep it that way. Peaceful and quite.

Best Regards,

Scott Cosentino

Mr. & Mrs. Scott Francis Cosentino
2490 Creek Rd
Plano, IL 60545
CALL TO ORDER
The meeting was called to order by Admin HR Committee Chair Lynn Cullick at 3:00p.m.

ROLL CALL
Committee Members Present: Dan Koukol - here, Judy Gilmour – here, Lynn Cullick – here. With three members present, a quorum was established to conduct committee business.

Member Purcell arrived at 3:13p.m.
Member Purcell left the meeting at 4:20p.m.

Committee Members Absent: John A. Shaw

Others present: Glen Campos, Scott Koeppel, Jeff Wilkins

APPROVAL OF AGENDA: Member Gilmour made a motion to approve the agenda, second by Member Koukol. **With all in agreement, the motion carried.**

APPROVAL OF MINUTES: Member Koukol made a motion to approve the September 27, 2016 meeting minutes, second by Member Gilmour. **With all in agreement, the motion carried.**

DEPARTMENT HEAD AND ELECTED OFFICIAL REPORTS

*Technology* – Scott Koeppel reported that the calendar has been updated and the new version is running much quicker. Mr. Koeppel also reported that he will update the committee when he hears back from KenCom regarding funding of the new hire.

Mr. Koeppel also said the FCC part of the updating of the link between the County Office Building and the KenCom tower to increase internet speed. They are now simply waiting for the arrival of the part.

Mr. Koeppel said that Technology has been researching pricing for Microsoft Surfaces for some of the County Board members, and can get a price break if five are purchased at the same time. He said the Technology can purchase two out of his budget. The pricing includes the computer, the cover and a 3-year warranty. Discussion on how many would be needed, the laptops that they currently have, and sources for funding this year, and next fiscal year. Mr. Koeppel stated that he included the purchase of new laptops in the FY2017 budget. **There was consensus by the committee to purchase four new Surface computers for the County Board and to use funds from the Contingency fund.**
Administrative Services/HR – Jeff Wilkins briefly reviewed the monthly reports with the committee.

PUBLIC COMMENT - None

COMMITTEE BUSINESS

- **2017 Property Liability Workers Compensation Coverage** – Rich Ryan with Wine Sergi presented the 2017 Property Liability Workers Compensation Coverage Proposal from IPMG. Discussion followed on the various options and coverage. Member Koukol made a motion to forward for approval the 2017 Property Liability Workers Compensation Coverage Proposal from IPMG, second by Member Gilmour. **With four members voting aye, the motion carried.**

- Approval of the Resolution Authorizing Execution of Section 5311-Downstate Operating Assistance Grant Agreement for Kendall Area Transit Program – Member Purcell made a motion to forward the item to the County Board for approval, second by Member Koukol. **With four members present voting aye, the motion carried.**

- Authorize disposal of vehicle formerly used for Kendall Area Transit Program – Mike Neuenkirchen, Kendall Area Transit briefed the committee on a vehicle used by Kendall Area Transit that is now at 120 thousand miles, and in need of repair. Mr. Neuenkirchen stated that they have already received IDOT approval for disposal of the vehicle. Mr. Neuenkirchen said there are two options for disposal – auction, and bid proposal. Member Purcell made a motion to Authorize disposal of vehicle formerly used for Kendall Area Transit, by bid option, second by Member Gilmour.

  Roll Call: Member Gilmour – yes, Member Purcell – yes, Member Koukol – abstained, Member Cullick yes. **With Members Gilmour, Cullick and Purcell voting aye, and Member Koukol abstaining, the motion carried with a a vote of 3-1.**

- **County Employee Picnic** – Discussion on other options for employee appreciation, suggestions other than an annual picnic included Pizza Day and Ice Cream Social. Topic to be discussed further at the October 25, 2016 meeting.

ITEMS FOR COMMITTEE OF THE WHOLE - None

ACTION ITEMS FOR COUNTY BOARD

- Approval of the 2017 Property Liability Workers Compensation Coverage Proposal from IPMG
Approval of the Resolution Authorizing Execution of Section 5311-Downstate Operating Assistance Grant Agreement for Kendall Area Transit Program

PUBLIC COMMENT – None

EXECUTIVE SESSION – Not Needed

ADJOURNMENT – Member Gilmour moved to adjourn the meeting at 4:21 p.m., second by Member Koukol. The motion was unanimously approved by a voice vote.

Respectfully Submitted,

Valarie McClain
Administrative Assistant/Recording Secretary
Kendall County, IL

Property and Liability Insurance Proposals
December 1, 2016 to December 1, 2017

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SIR's same as current except Public Official SIR increased to $50K from $25K

2016-2017 Kendall County Property and Liability Insurance Renewal Summary

An RFP was conducted to secure competitive proposals for the County including the Kendall County Forest Preserve District with all results reviewed by Admin/HR Committee. The illustration above represents the recommended renewal approved by Admin/HR in the meeting on Oct. 6, 2016. Savings is $60,343
WHEREAS, the provision of public transportation service is essential to the people of Illinois; and

WHEREAS, the Downstate Public Transportation Act (30 ILCS 740/2-1 et seq.) ("Act") authorizes the State of Illinois, acting by and through the Illinois Department of Transportation, to provide grants and make funds available to assist in the development and operation of public transportation systems; and

WHEREAS, grants for said funds will impose certain obligations upon the recipient, including provision by it of the local share of funds necessary to cover costs not covered by funds provided under the Downstate Public Transportation Act.

NOW, THEREFORE, BE IT RESOLVED BY THE County Board

Section 1. That the County of Kendall shall enter into a Downstate Public Transportation Operating Assistance Agreement ("Agreement") with the State of Illinois and amend such Agreement, if necessary, for fiscal year 2017 in order to obtain grant assistance under the provisions of the Act.

Section 2. That the County Board Chairman of the County of Kendall is hereby authorized and directed to execute the Agreement or its amendment(s) on behalf of the County of Kendall for such assistance for fiscal year 2017.

Section 3. That the County Administrator of the County of Kendall is hereby authorized to provide such information and file such documents as may be required to perform the Agreement and to request and receive the grant funding for fiscal year 2017.

Section 4. That while participating in said operating assistance program the County of Kendall shall provide all required local matching funds.

PRESENTED and ADOPTED this ______ day of ____________, 20_____
DATE: October 11, 2016
LOCATION: Kendall County Highway Department
MEMBERS PRESENT: Dan Koukol, Scott Gryder, Judy Gilmour, Jeff Wehrli and Matt Prochaska
STAFF PRESENT: Fran Klaas, Andy Myers and John Burscheid
ALSO PRESENT: P.J. Fitzpatrick, Kelly Farley, John Duggan, Joe Hamman and Dave Hamman

The committee meeting convened at 4:00 P.M. with roll call of committee members. All present. Quorum established.

Motion Gryder; second Prochaska, to approve the agenda as presented. Motion carried unanimously.

Motion Wehrli, second Gilmour to approve the Highway Committee meeting minutes from September 13, 2016. Motion carried unanimously.

John Duggan and the Hamman brothers presented a proposal for access to the east side of Eldamain Road north of U.S. Route 34. They have a prospective buyer who is interested in developing an elderly care facility on roughly 16 acres. Klaas indicated that Eldamain Road is classified as an Access 2 County Highway which requires a spacing for public streets of 1760’ and for private accesses of 1320’. Because of the proximity of U.S. Route 34 and Hoffman Street, it is not possible to place a public street in between these two streets without obtaining a variance to the Access Ordinance from the County Board.

Duggan stated that this Kelaka Property is owned by the Hamman’s and has been annexed to the City of Yorkville with B-3 zoning. Dover development is desirous of locating in the City of Yorkville. They would like a full access just north of the YMCA, and another full access about 900’ north of that. Koukol asked about the access to Route 34, and Duggan stated that they have not yet talked to IDOT about that access. Koukol asked about the number of residents that might be in the proposed facility and Duggan thought it would be roughly 100. Gilmour wondered why there was so much access proposed, and what other developments might be going in this location. There really isn’t any other development proposed at this time. Wehrli was uncomfortable with the full access proposed just north of the YMCA because of all the traffic turning movements. Hamman compared the access to Hofmann Street and asked what the total traffic number was on that street. Klaas indicated that the traffic count was not available on IDOT’s website. He also stated that there was no current truck count on Eldamain since improvements have been made north of Menards.

Klaas discussed the need to be careful about the access provided on Eldamain Road because the expected future traffic will be very great. If full access is provided at many locations, it could eventually require many traffic signals that would slow traffic down on Eldamain. This was the whole point of developing the Access Regulation Ordinance. He also stated that it would be very important to make sure the proposed access was consistent with development plans for both the
City of Yorkville and City of Plano. The petitioner has not currently coordinated this development with the municipalities.

Wehrli suggested that perhaps if the north access was moved south a little bit, then the southerly access could be eliminated. It then might also serve the west side of the road a little better too. Koukol asked about the timeline for the project. Dave Hamman indicated that Dover development was in a big hurry to locate somewhere quickly. He also said this was kind of their first step in trying to determine how the accesses might look. The consensus of the Committee was to allow for a full access somewhere between Hoffman Street and Route 34. The petitioner would need more due diligence to determine the exact location, and could come back to the Committee with a more definitive plan.

Koukol asked about progress on the Ill. Rte. 126 / Old Ridge Road intersection. No additional information has been provided by IDOT. Klaas said that he would check with them on the status.

Andy Myers provided an update of the Orchard Road / Galena Road / Caterpillar Road project. Significant progress has been made recently, and the project is expected to be completed in about a week.

P.J. Fitzpatrick provided an update on the Collins Road Extension project. A coordination meeting with IDOT and FHWA will be held on October 13, 2016.

Kelly Farley provided an update on the Little Rock Road improvement project.

Gilmour asked about the constitutional amendment regarding highway funding. The Committee discussed the pros and cons of this initiative. Gryder stated that he had spoken with the collar county chairs at CMAP meeting and there were some real concerns about this amendment. Prochaska concurred with that assessment after discussion at a UCCI meeting.

Motion Wehrli; second Prochaska to forward Highway Department bills for the month of October in the amount of $518,167.22 to the Finance Committee for approval. Motion to approve bills carried unanimously.

Meeting adjourned at 4:43 P.M.

Respectfully submitted,

Francis C. Klaas, P.E.
Kendall County Engineer
Committee Chair Bob Davidson called the meeting to order at 3:35 p.m.

**Roll Call:** Bob Davidson – yes, Dan Koukol – here, Matthew Prochaska – here, Jeff Wehrli - here. Member Gilmour was on excused absence. **Enough members were present for a quorum.**

Others Present: Technology Director Scott Koeppel, Facilities Management Director Jim Smiley, Jeff Wilkins County Administrator, Debbie Gillette County Clerk Recorder & Jill Ferko Treasurer.

**Approval of September 6, 2016 Meeting Minutes** – Member Prochaska made a motion to approve the September 6, 2016 meeting minutes, second by Member Wehrli. All members voted aye via voice vote. **Motion approved.**

**Public Comment** – None

**New Business/Projects**

Chairman Davidson moved the discussion of Office Security needs from the Chairman’s Report to the forefront of the meeting. Members agreed.

1. **Chairman’s Report**
   a. **Office Security needs** – Debbie Gillette, Kendall County Clerk and Jill Ferko, Kendall County Treasurer/Collector spoke on security needs for the County Building. Director Smiley stated that a glass partition could be installed in both the treasurer’s and the clerk’s office. The cost is approximate $6,200.00 per office. Ms. Gillette and Ms. Ferko suggested they would rather see us look at a way to further secure the county building of each office within. Chairman Davidson stated he would like this discussion to be continued at the COW meeting on October 14th. Member Prochaska suggested talking to the state’s attorney’s office to allow us to discuss this in executive session using the open meetings act exemption 8. Director Smiley will check with the state’s attorney per Member Prochaska’s suggestion.

**Old Business/Projects**

1. **Courthouse & Public Safety Center (PSC) Security Improvement Project** – Mr. Smiley stated that the counter-signed contract was sent to SAS. We are waiting for the countersigned contract to come back. When the contract is received back a kick off meeting will be scheduled to outline preliminary timelines.

2. **Law Enforcement Memorial Project** – Director Smiley reported that the police memorial and ceremony was completed last week.

3. **Leopardo Energy Efficiency & County Facilities Project** – Director Smiley informed the board that the report will be around four hundred pages altogether. Leopardo suggested presenting the report to a smaller group of people first. Then possibly to a committee or to
the entire County Board as an executive summary. Members agreed the summary should be looked at first by a smaller group, and then presented to everyone.

4. Animal Control Trailer Installation – Jeff Wilkins, County Administrator informed the board that the delivery date for the trailer is anticipated to be either Wednesday October 12th or 19th. Director Smiley stated that KCFM staff will build the ADA ramp at the main entrance to the trailer and a staircase will be built at the office manager’s entrance. No sewer or water, just data and power will be installed. The cost estimate for all the work to be done is between $4,000.00 - $6,000.00. This cost is for electric, phone, data, partial fence, skirting and ramp/staircase. A transformer also needs to be installed for the main electrical service, which needs to be 240 volts. Animal Control is paying for all the associated costs.

New Business/Projects

1. Chairman’s Report
   b. Budget Reduction Discussion – Chairman Davidson stressed the importance of cutting the costs in the budget where possible. It was understood that the main cost in the budget is the utilities. Chairman Davidson asked Director Smiley to provide the committee with suggestions for service reductions if possible. Jim said it is possible if departments are ok with reduction of services. But Jim also cautioned the committee that this would also burden the KCFM staff to fill some of the void, which would cause productivity to go down in the department. Chairman Davidson reiterated that we need to do something to reduce cost everywhere and plans to continue discussion on this subject.

2. Public Safety Center Parking Lot Construction – Director Smiley informed the board that the signed contracts have been submitted; a time schedule has been requested, awaiting a response.

3. Ridge Street Reconstruction – Mr. Smiley reported to the board that the signed contracts have been submitted; a time schedule has been requested, awaiting a response.

4. Historic Courthouse (HCH) Window Replacement Project – Director Smiley stated the 50% down payment invoice has been received and payment has been processed.

5. Document Destruction Meeting – Mr. Smiley informed the board that the department will be registered with the state shortly to be able to have old KCFM documents destroyed. Going forward the department will setup an electronic document system as much as possible.

6. Crisis Management Training – Director Smiley stated the training was informative and will aid in future safety planning.

7. Microphone Addition Request for the County Board Room – Director Smiley stated that to add an additional microphone to the table and to fix the wiring issues, one quote was received at $7,893.00. The committee directed Mr. Smiley to get additional quotes for just adding the microphones and not the corrections to wiring for audio recording as they are currently working.

8. Health & Human Services Counter Improvement Pricing Request – Mr. Smiley reported that two companies were called about obtaining/installing bullet resistance glass and was
informed this is specialized work that local glass companies cannot do. Jim asked the local companies to put together quotes for laminated glass which would not be bullet resistant but would be resistant to breakage.

9. **County Office Building Boiler Failure** – Mr. Smiley informed the committee the boiler installed in 2014 failed. The manufacturer will warranty the defective part on the boiler, however to have the new part installed we will incur these unexpected costs.

10. **2017 Budget Presentation Summary** – Mr. Smiley reported that the 2017 Facilities budget was presented to the board on September 29th at 5:45 pm. Budget is at 99.98% to the current year. This included an increase in the electric costs however there is a decrease in the natural gas costs. Jim is also updating the 5 year parking lot program turned in during the 2013 budget year. The updated plan will be turned into Latreese by October 14, 2106.

**Staffing/Training/Safety**

- **Reportable Labor Hours** – Available hours are down due to an employee being out on non-job related medical leave.

**Other Items of Business**

- **CMMS Charts** – Reports were included in the packet for:
  - Reported versus Completed
  - Work Orders Reported by Building Current Month
  - Work Orders by Work Type Current

**Questions from the Media** - None

**Executive Session** – Not needed

**Adjournment** – Chairman Davidson asked if there was a motion to adjourn. Member Wehrli made a motion to adjourn the meeting, second by Member Prochaska. **With all members present voting aye, the meeting adjourned at 4:42 p.m.**

Respectfully submitted,

Christina Wald
Administrative Assistant