CALL TO ORDER

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

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the November 12, 2013 meeting.

EXPENDITURE REPORT- (handed out at meeting) Approval to forward the claims to the Finance Committee in an amount not to exceed $20,000.00

OLD BUSINESS
Billboard discussion
Recommendation to accept contractual services proposal from Erickson Construction for plumbing inspections at rate of $140 per inspection
Recommend approval of agreement for contractual services with Erickson Construction for plumbing inspections at rate of $140 per inspection
Recommend ordinance revision to “Section 7 – Fees” of the Building Code Ordinance setting plumbing inspection fee of $145 per inspection

PETITIONS
1. 13-26 Green Organics Inc.
   Request Major Amendment to a Special Use
   Location 1270 E. Beecher Road, Bristol
   Purpose Request for a major amendment to their special use to add and subtract land and change the layout of the site

2. 13-32 Harlan Farms Ltd.
   Request Voluntary revocation of Special Use Permit for Harlan Farms
   Location South side of Chicago Road about 0.35 miles east of Grove Road
   Purpose Request for a revocation of their special use for soccer fields and accessory parking

3. 13-30 FEMA MAP changes
   Request Text Amendment to the Countywide Stormwater Ordinance
   Purpose Text Amendment to amend text to approve the map changes that will go into effect on January 8, 2014: Panels 0035, 0045, 0065, 0130, 0135, 0140, 0145 & 0225 are being modified

NEW BUSINESS- None

PUBLIC COMMENT

UPDATE ON HISTORIC PRESERVATION- Discussion on other CLG Communities and special guest speaker at a COW meeting

UPDATE ON CMAP LAND USE COMMITTEE MEETING
PROJECT STATUS REPORT
PERMIT REPORT
REVENUE REPORT
CORRESPONDENCE
EXECUTIVE SESSION

ADJOURNMENT- Next meeting on January 13, 2013
KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of November 12, 2013

CALL TO ORDER
The meeting was called to order by Chairman Scott Gryder at 6:32 p.m.

ROLL CALL
Present: Chairman Scott Gryder, Amy Cesich, Lynn Cullick, Vice-Chair Judy Gilmour and Jeff Wehrli
Absent: None
Also present: Senior Planner Angela Zubko, Alan & Mary Maly, Attorney Daniel Kramer, Gwen Carlyle, Cliff & Kate Thrall, Thomas & Renee Geistler and Jill Oldenburg

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

APPROVAL OF MINUTES
Lynn Cullick made a motion to approve the minutes from October 7, 2013. Amy Cesich seconded the motion. All agreed and the minutes were approved.

EXPENDITURE REPORT (handed out at meeting)
Jeff Wehrli made a motion to approve the expenditure report in the amount of $21,137.04 and forward it onto the Finance Committee, Lynn Cullick seconded the motion. All agreed and the motion was approved.

PETITIONS:
#13-17 Maly Poultry Processing Plant
Planner Zubko stated the petitioners: Alan & Mary Maly are requesting approval of an A-1 special use to operate a small poultry and small animal processing plant. The property is located at 16895 Lisbon Center Road on the north side of Lisbon Center Road about 0.3 miles east of Fennel Road. The petitioners own about 125 acres of land and are requesting 27 acres of it for the special use. The Endangered Species Report contained 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. The Natural Resources Inventory indicated that 67.4% of the soils on site are classified as being prime farmland and most agronomically productive and the level of protection for the LESA score is medium. At the July 16th Big Grove Township board meeting they made a unanimous recommendation in favor of the petition. Also Planner Zubko has received a letter from the Village of Newark Trustees dated August 5, 2013 stating that the Village of Newark Trustees reviewed the information and support the endeavor. Just to clarify the project will NOT be in the Village of Newark and NOT be connected to their sewer system, it will be on well and septic. This was never a formal petition to the Village of Newark.

The ZPAC Committee made a favorable recommendation, the Plan Commission also made a favorable recommendation and added a condition that within 5 years, 50' of the driveway must be a minimum of tar and chipped and modified the condition to not allow retail sales on site. There were 2 public hearings on this

11.12.13 PBZ Meeting Minutes
petition due to information received from the SAO related to notification procedures and the hearing officer Bill Ford made a favorable recommendation at both hearings. This will be a USDA (United States Department of Agricultural) certified plant which means they have to follow the Counties rules and also the stricter rules of the EPA Department of Agricultural and the Illinois Department of Public Health.

All processing will take place in enclosed building and projecting to process a maximum of 3,000 chickens a day. They will also employ about 30-35 employees probably in about 5 years but start off with about 10 employees. They do meet all the required setbacks. There is an existing driveway the petitioner proposes to use and 2 existing buildings on the property that will be maintained. Lisbon Center road is the jurisdiction of the Big Grove Township Road Commissioner, who I have spoken to, and he did not feel this use would be an issue and did not request any conditions to be placed on the special use ordinance regarding the roadway. Most people will be bringing chickens in small trailers. There will be NO retail on site and that is one of the conditions. In an average transport you can fit about 8-10 chickens per coop. The picture in the report can hold about 200 chickens. The petitioner proposes to be open from 5:30am to 6pm Monday thru Friday except additional Saturdays in October and November to process Turkeys. The petitioners have stated that typically January to April are the slowest times of the year. Also typically the chickens will be dropped off in the morning, slaughtering typically takes place between 6-10am, then the customer picks up their processed chickens between 2-4pm. If the customer wants the chickens frozen they would typically pick them up the next day. The petitioner has stated they plan to have waste removed on a regular basis and have already been contacted by a rendering company in Joliet that will deal with the waste. All waste will be kept in sealed containers inside a building and picked up within 48 hours, the petitioner’s goal is within 24 hours.

For the well and septic there will be a combined effort. The IL EPA and the US Department of Agriculture are in charge of the water and waste from the animal by-products. Our Health department is in charge of the waste from the toilets and hand washing inside. The IDPH (IL Department of Public Health) will regulate the well used for the processing plant. No sign is proposed at this time, if a sign is installed at a later date it must comply with the sign regulations in Section 12 of the Zoning Ordinance and requires a building permit. The parking lot will mainly be used by employees and no parking lot lighting is requested. The petitioners request the parking lot be gravel instead of asphalt and staff is in support. This property will be a USDA facility so a USDA employee will be on site at all times when the operation is open and the facility must be built to USDA standards.

Some of the concerns that were brought up at the previous meetings where: the public feels this is a manufacturing use and not agricultural, amount of traffic on and off site, noise, the property values in the area, lighting, possible protests, landscaping, driveway construction, possible water contamination, type of chemicals the plant will be using and disposing of, appearance, signage, how many shifts a day, waste and wastewater, amount of water used and effect on the aquifer and water runoff, smells, attracting other rodents and vultures, Newark’s police force policing more people, and safety of children walking along the roadways. There was also discussion from the Plan Commission of a fence on the east side of the property or some type of landscaping but the Plan Commission did not want to put it as a condition at this time. It was suggested to bring this up at the Planning, Building and Zoning meeting as they have the authority to add conditions.

In the packet is a site plan and elevations of the proposed building. The site plan will be an exhibit to the ordinance, therefore; if the petitioners want to add onto the site they would need to go through the special use process again unless the changes would be considered a minor amendment. Staff is comfortable with this request and recommends approval with the 15 listed conditions, eliminating condition 8 as they meet the
requirements and 10 as those would be added today or at the County Board meeting. Planner Zubko read through all the conditions:

1. A maximum of 21,000 units a week.
2. Facilities (the unloading area) must be located at least 400’ from any principle structure.
3. No rendering may take place on the site.
4. Live animals may be held on the site for no more than twenty-four (24) hours.
5. All slaughtering/processing permitted only in an enclosed building.
6. The hours of operation are to be 5:30am to 6pm Monday thru Friday except additional Saturdays in October and November to process turkeys.
7. In no event can poultry produced be sold for retail or wholesale by the processor on the processing site.
8. All Applicable Federal, State and County rules and regulations shall apply.
9. Waste, by-products or any decomposable residue which results from the slaughtering of animals must be kept in a sealed container and picked up within 48 hours.
10. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations)
11. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
12. Performance Standards. All activities shall conform to the performance standards set forth in section 10.01.G.
13. Engineering drawings, including stormwater, must be approved before a building permit can be released.
14. Within 5 years, 50’ of the driveway must be a minimum of tar and chipped.
15. Kendall County staff will have access to the log books kept in house to verify the limits are being maintained with regards to how many animals are processed weekly.

Planner Zubko mentioned she has received letters from the following people and that the letters been given to the PBZ Committee members including 3 letters she received today from Cliff Thrall, Mark Oldenburg & Pam & Bill Kunke and passed out to the members at the beginning of the meeting. The other letters in the packet include letters from:

Jody & Beth Osmund
Illinois Stewardship Alliance
United States Senator Richard J. Durbin
Alice Marks
Tom & Renee Geistler
Garrett & Gwendolyn Carlyle
Cliff Thrall & Family
Brent & Sheila Urton
Mark Oldenburg
Map made by Mathew Marks showing what’s in the area

Mr. Gryder stated they do not take additional testimony but wanted to make sure Planner Zubko stated all the items and comments in her report. No audience members wanted to talk at this moment. Ms. Cesich had a few comments: a few County Board members were at the last hearing and there were a few items brought up from the residents that concerned her: the EPA requirements and the water table and aquifer. She wanted to clarify we are granting zoning and the EPA has not looked at this yet. Planner Zubko stated yes the EPA typically will not look at a project until the zoning is approved on that land and then go through their process.
and asked Mr. Kramer just to verify. Ms. Cesich feels we might be putting the cart before the horse and giving zoning for something we don’t know all the part for. She has some concerns. Planner Zubko also mentioned the condition about engineering and stormwater must be approved.

Attorney Kramer stated there are two ways to look at the project, the EPA would like them to get the zoning first. The petitioner’s engineer has to supply water and wastewater plans to the EPA and those plans can get costly. The EPA will not approve the project until those plans are provided. It would be a hardship for the petitioners to go through that type of expense if the land use will not be approved. If zoning is approved there are so many days to submit their plans for approval. With regards to the water table, Mr. Kramer stated they will be using water, there is no question of that, but this particular well on site was for a cattle operation that was run there years ago with a 6” casing which is huge compared what a normal home in the County might have. The purpose of the casing is so it can pump incredible amounts of water for agricultural use like irrigation which would not require County approval. Mr. Kramer talked a little about the process and conditions added to make sure all conditions are adhered to.

Mr. Wehrli stated we need to remember is that we’re voting or recommending on the zoning use/special use. As far as the specifics of the operation itself the petitioners have agreed to the limitations that have been set in this special use and they also have to abide by the limitations that the other governmental agencies will give them including the possibility that they might review it say it is just not going to work. Mr. Wehrli stated that in another time when the County went against another governmental agency because the County Board did not feel they would do the right thing or monitor it properly, that is the quickest way to get your case booted. We have to assume they will do their jobs properly and monitor it properly. He’s looking if it fits into the agricultural use and if the conditions are acceptable. The other agencies will run most of it and we have to trust in them.

Mr. Gryder asked if the hearing officer has viewed all the testimony and findings of fact and have recommended approval and the County Board denied the special use would that open the County Board up to liability. Mr. Kramer volunteered to chime in since he was the City of Yorkville’s attorney for 22 years so he can give it to us in regards to both sides. Mr. Kramer stated in Illinois on zoning there is a famous case called the LaSalle case and it gives 6 factors on zoning and then there was the Sinclair pipeline case grafted two other elements on that the land use and zoning follow religiously. It asks if the governmental entity have a plan, an advisory body and do we follow that plan? In terms of liability no one can sue the CB saying they’re liable but it can go to court if we do not follow our own plan and if we don’t follow our fact finding body (the hearing office). If you follow your fact finding body the courts will agree.

Ms. Gilmour stated the neighbors have some legitimate concerns one concern are property values running a slaughter facility so closely to their homes. Another thing is the issue with the water and not sure if the township and Village understand the intensity of this operation. There was some discussion on the type of septic system to be used.

Cliff Thrall stated he is a licensed in IL for waste water systems and has contacted the EPA about septic requirements with regards to what will be done. He is concerned that if the horse does get put before the buggy things might get overlooked and they could operate without the proper approvals and channels being met. He also discussed the 6 inch well and his concerns. He stated if this septic system goes in this would be the largest sub-surface system in the County. He is of the opinion this is not the proper place for this facility and worried about water supply. Mr. Wehrli asked Mr. Thrall if he’s comfortable with the EPA and IDPH to properly certify and size the appropriate type of system for that use? Mr. Thrall stated he would have to
assume they are professionals and would do their job due diligently like all us do at our jobs but sometimes when things are done out of order accidents can happen. He thinks they will look at site conditions and maybe not surrounding conditions. Mr. Thrall thought it would be the Bureau of Water that would possibly handle water table issues and things of that nature. There was discussion that the County Board has authority to pull the special use at anytime so if something went wrong or conditions were not met.

Mr. Kramer brought up that some slaughter facilities are located in town like in Earlville, Lisbon and meat packing plant in Elburn and no issues. He stated if the petitioners do not meet all the criteria in design per the EPA and Federal Department of Agricultural then the plant will not get built. They have a lot of items that need to be met.

There was discussion about how we can make sure they get approval from the EPA and USDA?

Gwen Carlye asked if Newark and the township have written and recommended the project. She has started a petition consisting of 82 names currently and would like the petition to go on record. She is worried the Village of Newark did not ask the resident’s their thoughts and that’s why she has started the petition. She is worried there are so many concerns the residents have about this going into their backyard. Gwen also discussed her concerns with the notification process. Planner Zubko stated they followed all stated laws and went above and beyond holding 2 public hearings. Planner Zubko also read the letter from the Village of Newark supporting the endeavor.

The PBZ would like to add a condition to the special use that a certificate of occupancy will be required and copies of the EPA, IDPH and USDA permits supplied while applying for the building permit.

Ms. Gilmour has lots of concerns and asked about the waterway in the front of the property. Planner Zubko stated it would be addressed during engineering so is not concerned.

Mr. Wehrli asked if a small berm can be located on the north side of the parking lot, about 2-3 feet in height to block headlights? Mr. Kramer said they would do a low lever berm about 3-4 feet and landscape to 100% opacity to shield lights. They could do some large evergreens.

There was discussion on moving this to the Committee of the Whole (COW) so the full board can weigh in.

With no further suggestions or changes Lynn Cullick made a motion, seconded by Amy Cesich to forward the petition onto the Committee of the Whole meeting on Thursday. All were in favor.

**#13-29 Historic Preservation Ordinance Amendment**

Planner Zubko stated in your packet are two items: the benefits of becoming a certified local government and the proposed changes to the text in order to become eligible to have the CLG status. The proposed changes to the Historic Preservation ordinance would be to eliminate the language for owner’s consent and change the percentage for a historic district from 100% to 51% (pages 7, 10, 11, 12 & 13). Planner Zubko just wanted to clarify that ALL decisions would still come through the County Board and a recommendation from the Historic Preservation Commission would be forwarded to the board. The Commission would assume if the owner did not consent then the County Board will not pass the landmark or district. The Commission was formed in 2006 and consists of 9 members including Jeff Wehrli as the County Board representative. According to the Ordinance on the commission we must have 1 attorney, 1 historian or architectural historian, 1 architect/engineer and 1 real estate professional knowledgeable in historic preservation, all other members
shall be persons with a demonstrated interest in archaeology, Kendall County history, architecture, engineering, preservation and/or the preservation of community character. There was much discussion on owner property rights and the consensus of the group is to bring this back next month and for staff to list what surrounding municipalities or counties are certified and if people objected or having issues with being CLG certified.

#13-30 FEMA Map Changes
Planner Zubko stated some of the map panels are changing and effective on January 8, 2014 but we actually need to modify the text in the Countywide Stormwater Ordinance, not pass this resolution. That will be presented at the next PBZ meeting.

OLD BUSINESS—
Plumbing Inspector replacement discussion— Planner Zubko passed out a memo from Mr. Brian Holdiman. This item will be discussed at the December meeting.

Approve invoice for $2,700 to Wilkinson Excavating for Construction in Fields of Farm Colony— final close out invoice— Planner Zubko stated we have the final payout for the Fields of Farm Colony Project. We will have about $50,000 left to do some remaining clean-up items next year and help clean up the ponds and around the ponds. Planner Zubko also stated she did receive a lovely bouquet of flowers from the HOA. Judy Gilmour made a motion to forward the remaining bill of $2,700 to the next County Board meeting, Lynn Cullick seconded the motion, all were in favor and the bill will forwarded.

NEW BUSINESS
Review and approval of the 2014 meeting date schedule— Planner Zubko stated in the packet are the proposed meeting dates for 2014. Planner Zubko asked if the group wanted to meet November 10th even though we’re off the next day for Veterans Day? The consensus was to leave it as is for now as we can always modify it later. Judy Gilmour made a motion to approve the meetings dates as proposed, Jeff Wehrli seconded the motion. All were in favor and the motion carried.

Planner Zubko passed out some information about the Illinois’ Medical Marijuana Law that will go into effect on January 1, 2014 and stated she has not received any calls with regards to cultivation or distribution centers to be located in Kendall County.

PUBLIC COMMENT – Mr. Thrall stated he thinks it is a shame more people do not attend the meetings and think maybe the state notifications process need to be modified. Also the public notices can get lost due to the amount in the paper.

UPDATE ON HISTORIC PRESERVATION— Petition above

UPDATE ON CMAP LAND USE COMMITTEE MEETING— Had a tour of the Ninety7Fifty on the Park transit-oriented development in Orland Park, IL— Planner Zubko stated she toured the development in Orland Park which is the first phase that is part of the downtown redevelopment plan that’s been in the making for over a decade. This project is very interesting in the fact that the Village is financing most of the project and own the land. They have loaned $38 million so far and provided another $24 million in financing incentives. Village trustees also approved the first of at least two multimillion-dollar bond sales to finance the Main Street redevelopment project. It’s a very interesting project that seems to be working so far. The project required
the village to acquire Orland Plaza via eminent domain along with the relocation of some businesses. More can be found on their website.

**PROJECT STATUS REPORT**— Reviewed
**PERMIT REPORT**— Reviewed
**REVENUE REPORT**— Reviewed
**CORRESPONDENCE**— None
**EXECUTIVE SESSION**— None

**ADJOURNMENT— Next meeting will be on December 16, 2013**
Amy Cesich made a motion to adjourn the meeting. Judy Gilmour seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 8:25 p.m.

Respectfully Submitted,
Angela L. Zubko
Senior Planner
Billboards- Planner Zubko stated in the ordinance it states: 12.21 AMORTIZATION (Amended 10/17/2000) All outdoor advertising structures which display a commercial message shall be removed no later than seven (7) years from the date of this amendatory ordinance. Outdoor advertising structures which display a non-commercial message may remain provided that the sign meets the size, setback, height and bulk standards of the district. Signs may also be reconstructed to meet this requirement provided that building permits are issued to complete such reconstruction. It was brought up a back in April 2011 to enforce the amortization process again but that ended up not going anywhere. There currently is a special use for the ultimate sports dome and in their special use it states the billboard must be removed by November 2005. The billboard still exists and they are possibly looking to amend their special use but would like to know if they need to remove the billboard or if it could stay erected. Planner Zubko asked the committee what they think of billboards. We currently have 7 in the County in which 5 had building permits we could locate. This discussion will be continued till next month. Mr. Holdiman stated it is only a matter of time before someone thinks they could be considered agricultural exempt.

Lynn Cullick just wanted to say she appreciates Planner Zubko contributing to the noise ordinance. It will go back to judicial legislative committee where they will decide where to take it from there.

PUBLIC COMMENT – None

UPDATE ON HISTORIC PRESERVATION- The fair was a success and working on having a guest speaker this year that will hopefully attract many people from surrounding areas. Mr. Gryder stated he talked to Ms. Todd during the fair and she stated some of the changes she would like to see to the ordinance for grants.

PROJECT STATUS REPORT– Reviewed
PERMIT REPORT– Reviewed
REVENUE REPORT– Reviewed
CORRESPONDENCE – None

EXECUTIVE SESSION- 5 ILCS 120/2(c)(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.

Jeff Wehrli made a motion to go into executive session at 7:30. Judy Gilmour seconded the motion. The Committee went into executive session.

ADJOURNMENT- Next meeting will be on September 9, 2013
Lynn Cullick made a motion to adjourn the meeting. Jeff Wehrli seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 8:27 p.m.

Respectfully Submitted,
Angela L. Zubko
Senior Planner
OLD BUSINESS–

Billboards- Planner Zubko stated this was discussed last month and the Committee wanted to continue it till this month. There was discussion on the amortization clause, where the current billboards or located and what the consensus of the group is. Mr. Wehrli stated he is of the opinion not having billboards makes Kendall County unique. Mr. Wilkins stated this could end up in the courts. There was a consensus to get some direction from the SAO on what the choices are. They would like the SAO to come to a PBZ meeting to discuss this.

Mr. Wilkins stated the Pay as you Grow Plan went very well at Mayors and Mangers meeting.

Mr. Wilkins stated the ordinance changes we talked about last month the junk and nuisance, Mr. Weis is assigning the new employee to working on this so we will bring this back when they are prepared, the plan is end of October.

Mr. Wehrli asked how the Fields of Farm Colony work is coming along. Planner Zubko stated it is about 75% complete and moving along quickly.

PUBLIC COMMENT – None

UPDATE ON HISTORIC PRESERVATION- The meeting will be September 18th, at the last meeting we elected a new Chair, Michael Garrigan and Whitney French will be the Vice-Chairman.

PROJECT STATUS REPORT– Reviewed
PERMIT REPORT– Reviewed
REVENUE REPORT– Reviewed
CORRESPONDENCE – Planner Zubko wanted to bring an amendment to the fees for EcoCat’s/Endangered Species report. It was part of the General Assembly’s “IDNR Sustainability Bill” passed this spring, the same law that enacted an additional $2 park fee for automobile registration. The Administrative Rule, Part 1075.90, was amended effective July 5, 2013, but they don’t have the mechanics of collection in place yet. The fee was free and now each EcoCat is going to cost $500. The petitioner will be paying it but Planner Zubko wanted to make everyone aware of this change as they will probably be receiving complaints. It was requested Planner Zubko email out the code to the County Board members and discuss this at the Committee of the Whole meeting on Thursday.

EXECUTIVE SESSION- None

ADJOURNMENT- Next meeting will be on October 7, 2013
Judy Gilmour made a motion to adjourn the meeting. Lynn Cullick seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 7:29 p.m.

Respectfully Submitted,
Angela L. Zubko
Senior Planner
SECTION 7 - FEES

The following fee schedule shall be applicable to the Kendall County Building Code:

Please Note: A $50.00 Zoning Certificate is required on ALL building permits.

1. Single Family Residential Construction
   Plan Review and inspections (excluding plumbing inspections) $1,250
   Plumbing Inspections $145/ inspection

2. Garage – Detached
   121 square feet to 599 square feet: $100
   \[ \geq 600 \text{ square feet:} \]
   Plan Review $0.08/sq. ft.
   Inspections (excluding plumbing) $50 / inspection
   Plumbing Inspections $145/ inspection

3. Accessory Structure
   Accessory Structure (\[ \leq 120 \text{ square feet} \]) n/a *
   (\*Zoning Certificate required, fee $50)
   121-599 square feet: $100
   \[ \geq 600 \text{ square feet (residential):} \]
   Plan Review $0.08/sq. ft.
   Inspections (excluding plumbing) $50 / inspection
   Plumbing Inspections $145/ inspection
   \[ \geq 600 \text{ square feet (commercial)} \]
   Plan Review $0.08/sq. ft.
   Inspections (excluding plumbing) $75 / inspection
   Plumbing Inspections $145/ inspection

4. Sign
   a. Non-illuminated $100 + $1/sq.ft.
   b. Illuminated $150 + $1/sq.ft
   c. Temporary Sign n/a

5. Deck
   (no additional fee when a deck is constructed concurrently with the house) $125
KENDALL COUNTY BUILDING CODE

6. Swimming Pool $100
7. Demolition $75
8. Communication Tower $500
9. Moving or raising a structure, etc. $75
10. Service Upgrades $100
11. Driveway $125
12. Patios, New & Expansion of Existing (R-5, R-6, R-7 Only) $50
13. Reinspection
   a. Residential, agricultural, etc. $50 / inspection
   b. Plumbing $145 / inspection
   c. Other $75 / inspection
14. Other, Residential, Agricultural
   a. Plan Review $0.08/sq. ft.
   b. Plumbing $145 / inspection
   c. Addition $50 / inspection
   d. Remodeling $50 / inspection
   e. Electrical $50 / inspection
   f. Miscellaneous $50 / inspection
15. Permits other than Residential/Agricultural
   a. Plan Review $0.08/sq. ft.
   b. Plumbing $145 / inspection
   c. Addition $75 / inspection
   d. Remodeling $75 / inspection
   e. Electrical $75 / inspection
   f. Miscellaneous $75 / inspection
16. Change of Occupancy $125
17. Certificate of Occupancy $125
   (when requested separately from the building permit)
18. Property Address Assignment $25
19. Zoning Certificate (REQUIRED ON ALL PERMITS) $50

Notes to the Fee Schedule:

1. The permit fees for an attached garage or deck, a driveway, and similar appurtenances constructed in conjunction with the construction of the house are included in the permit fee for the house.
2. The permit fee for a driveway constructed in conjunction with the construction of a garage is included in the permit fee for the garage.
KENDALL COUNTY BUILDING CODE

Zoning Certificate Required

A Zoning Certificate shall be approved before a building permit may be issued and requires the payment of a separate fee.

Time of Payment

All permit fees shall be due and payable prior to the beginning of construction. All reinspection fees shall be due and payable prior to each reinspection.

Additional Review Fees

In addition to the fees set forth in this Ordinance, all applicants seeking the approval of a building permit shall reimburse Kendall County for all reasonable costs incurred as a result of the review of the application by a legal, engineering, or other special consultant. The applicant shall provide a deposit to cover the estimated consulting and review fees. Payment of the additional review fees shall be made prior to the issuance of the certificate of occupancy, EXCEPT, when the payment is fully and completely secured by a deposit, the actual payment may occur after the issuance of the certificate of occupancy.

Waivers and Refunds

No waiver and no refund shall be made for any fee paid pursuant to this Ordinance without the approval of the Planning Building and Zoning Committee of the County Board, EXCEPT all fees for actions or activities by Kendall County or the Kendall County Forest Preserve District are hereby waived and all fees for non-profit organizations shall be charged half of the normal fees for permits; provided they show proof of non-profit status and that the permit be used only by the organizations itself. Ordinance 99-31 10-4-99 and Ordinance 01-38 12/18/2001
DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

13-26
Green Organics Inc.
Major Amendment to an A-1 Special Use

SITE INFORMATION

PETITIONERS Green Organics Inc.

ADDRESS 1270 East Beecher Road, Bristol

LOCATION East side of Beecher Road about 0.5 miles south of Galena Road

TOWNSHIP Bristol

PARCEL # 02-08-100-006 (Un-incorporated): 41.91 Acres/ 15.98 for operation currently
Part of Pin # 02-08-200-015 (Yorkville) 6.40 acres
Part of Pin # 02-08-200-018 (Yorkville) 0.27 acres
Part of Pin # 02-08-200-019 (Yorkville) 6.71 acres
Part of Pin # 02-08-200-022 (Yorkville) 0.35 acres

ELIMINATING
Part of Pin # 02-08-200-013 (Yorkville) @ 7.37 acres
Part of Pin # 02-08-200-009 (Yorkville) @ 3.07 acres

SIZE Existing Special Use: 57.81 Acres (31.88 Acres used); Proposed Special Use: 55.63 Acres (29.7 acres used); 15.98 acres used in the County and 13.72 acres in the City of Yorkville

EXISTING LAND USE Existing regional compost facility for landscape and some food waste

ZONING A-1 Special Use for landscape waste, food waste and composting site:
Ordinance #10-25-11: Minor Amendment to allow the facility to begin accepting and processing food waste
Ordinance # 2008-17: Renewal of Special Use
Ordinance # 2000-18: Renewal of Special Use
Ordinance # 1997-13: Renewal of Special Use
Ordinance # 1993-19: Rezone to Special Use for Landscaping waste composting site

LRMP

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Suburban Residential (Max. Density 1.00 du/acre) and Mixed Use business along Beecher Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>Beecher Road is considered a local roadway</td>
</tr>
<tr>
<td>Trails</td>
<td>There is a proposed trail shown on the west side of Beecher Road.</td>
</tr>
</tbody>
</table>

REQUESTED ACTION Approval of a major amendment to the existing Special Use Permit to continue operation of their regional compost facility at 1270 E. Beecher Road modifying the site plan to eliminate about 10.5 acres, add about 9.5 acres northeast in the City of Yorkville and seek new conditions on property.
**APPLICABLE REGULATIONS**
- §7.01.C (A-1 Agricultural Special Uses)
- §13.08 (Special Uses)
- §13.08.M (Special Uses: Amendments to Approved Special Uses)

**Current Special Use Location**

**Proposed Special Use Location**

### Surrounding Land Use

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within 1/2 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Suburban Res.</td>
<td>A-1; Yorkville</td>
</tr>
<tr>
<td>South</td>
<td>Agricultural</td>
<td>A-1 SU</td>
<td>Suburban Res.</td>
<td>A-1; A-1 SU; Yorkville</td>
</tr>
<tr>
<td>East</td>
<td>Agricultural</td>
<td>Yorkville</td>
<td>Urban Area.</td>
<td>Yorkville</td>
</tr>
<tr>
<td>West</td>
<td>Manufacturing</td>
<td>M-3 SU</td>
<td>Suburban Res.</td>
<td>M-3 SU; M-2; A-1 SU &amp; A-1</td>
</tr>
</tbody>
</table>
PHYSICAL DATA ENDANGERED SPECIES REPORT
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.

NATURAL RESOURCES INVENTORY
The soils on this parcel scored a 93 out of a possible 100 points indicating the soils are not well suited for agricultural uses. In addition, soils can have potential limitations for development. This report indicates that for soils located on the parcel: 100% of the soils are very limited for local roads and streets, 41.1% of the soils are very limited for shallow excavations; and 16.8% are very limited for application of manure and food-processing waste. This information is based on the soil in an undisturbed state. Some soil reclamation, special design, or maintenance may be required to obtain suitable soil conditions to support these types of development. In addition, since the scope of the operation includes composting, please continue to consult with the Kendall County Health Department as needed. This site is located within the Fox River Watershed and Rob Roy Creek Subwatershed. This development should include a soil erosion sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution. Eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

ACTION SUMMARY
TOWNSHIP (Bristol) The petitioners went to the Township board on December 4th at which time the township decided to table the petition stating they wanted more time to think about the petition and research.

MUNICIPAL (Yorkville) The petition is simultaneously going through the City of Yorkville’s process as the additional land is in the City of Yorkville. They are amending their annexation agreement as this use was already part of the original annexation agreement as being able to continue to operate as a non-conforming use until such time as a final plat is approved for the affected portion of the property.

ZPAC (11.4.13) Recommended approval.

RPC (12.4.13) Recommended approval subject to the Bristol townships approval and recommended adding a definition in the approving ordinance of tailings.

SUHO (12.9.13) Recommended approval subject to the townships approval and add a condition stating how many cubic yards can be taken in.

REQUESTED ACTION
GENERAL Approval of a major amendment to the existing Special Use Permit to continue operation of their regional compost facility at 1270 E. Beecher Road modifying the site plan to eliminate about 10.5 acres, add about 9.5 acres northeast in the City of Yorkville and seek new conditions on property. Changing the site boundaries will make the site more efficient allowing for taller wind rows and allows the facility to take in more cubic yards.

REGULATORS This facility is also regulated through the IEPA and Green Organics, Inc. has a bond with the EPA if for some reason something happens and they shut the doors; the County or City would have to responsibility with any compost left on site. Also to note that Green Organics’ leases the property so have lease agreements with each owner.
OPERATION The facility was initially designed to process 150,000 cubic yards of source-separated landscape materials (brush, leaves, tree trimmings, and grass) into usable organic products such as high-quality soil amendments. In 2010, the facility was permitted to accept food scraps for composting equaling at most 10% of the total allowed site volume. All incoming materials are shredded, incorporated into windrows and allowed to compost aerobically to form a humus-like product. As part of the request to reconfigure the site they are also seeking to increase the amount of permitted materials to 175,000 cubic yards.

SITE LAYOUT The site is generally separated into 4 main areas, a receiving/processing area (for the incoming materials and screening of finished compost); a composting area for the windrows (an organic storage area for leavings and "tailings"); and the preliminary and final cure areas for compost storage prior to screening. In addition to the existing basin north of the office trailer, a detention basin is proposed in the southeast corner of the new site area.

ACCESS The property has access from a private drive off Beecher Road by a gate. The gate is closed during non-business hours. There is no new access requested.

TRAFFIC Upon arrival to the site, all vehicles stop at the office trailer to log in. Collection vehicles then proceed to the receiving area, where they discharge their materials via the tipper or onto the receiving pad. Upon completion of unloading, they exit the receiving area and proceed along the main road and exit the site. Tractor-trailers or other vehicles used to haul finished compost proceed directly to the organics storage area where they are loaded using a front-end loader. When loaded, they log out at the office building and exit via the main road.

COMPLAINTS To date no complaints have been received on this property, they work closely with Marlin Hartman from the Health Department.

HOST FEES As of April 18, 2000 the host fee was $0.60 fee per ton of landscape waste received. That fee increased to $0.65 on September 1, 2003 and to $0.70 on September 1, 2006. The current host fee is $0.70 per ton of landscape waste received. To date the following has been receive:

<table>
<thead>
<tr>
<th>Host Fees Collected</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tons of material</td>
<td>27,253</td>
<td>26,896</td>
<td>23,232</td>
<td>28,055</td>
<td>16,548</td>
</tr>
</tbody>
</table>

Planner Zubko is in discussions with the City of Yorkville with regards to the possibility of splitting host fees. Planner Zubko is of the opinion that the host fees shall be increased to $0.75 till 2016, then on December 1, 2016 increase to $0.80 and again in December 1, 2019 to $0.85, and the renewal of the permit would be in December of 2023.

HOURS OF OPERATION Per the ILEPA permit, Green Organics is permitted to receive incoming materials at the facility between the hours of 7:00 am to 6:00 pm Monday through Saturday. Typically the site is closed by 4:00 pm. Processing activities maintain the same schedule, but may continue into the evening, if necessary, to allow staff sufficient time to properly incorporate material into windrows and prepare the site for the following day’s activities.

LANDSCAPING A berm is proposed around the new property area.
PARKING  An adequate amount of graveled area exists to be able to provide parking for
employees of the operation and visiting patrons.

SIGNAGE  Signage already exists at the property.

ENGINEERING  Since all new development will be in the City of Yorkville staff will defer to the city
for review.

FINDINGS OF FACT  § 13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer must
make in order to grant a special use. Staff has answered as follows:

That the establishment, maintenance, or operation of the special use will not be
detrimental to or endanger the public health, safety, morals, comfort, or
general welfare. The operation is controlled by the EPA and inspected
regularly by the Health Department and have not found anything to endanger
the public health, safety, morals, comfort, or general welfare.

That the special use will not be substantially injurious to the use and enjoyment of
other property in the immediate vicinity for the purposes already permitted, nor
substantially diminish and impair property values within the neighborhood. The
Zoning classification of property within the general area of the property in
question shall be considered in determining consistency with this standard. The
proposed use shall make adequate provisions for appropriate buffers,
landscaping, fencing, lighting, building materials, open space and other
improvements necessary to insure that the proposed use does not adversely
impact adjacent uses and is compatible with the surrounding area and/or the
County as a whole. The operation has been open since 1993 with some minor
debits issues a long time ago and since then there have been no complaints
or issues. The newer water park exists less than a mile away to the east and
still there have been no complaints about affecting the area properties.

That adequate utilities, access roads and points of ingress and egress,
drainage, and/or other necessary facilities have been or are being provided. The
special use will not be adding any new utilities, roadways or drainage to the
property. They will use the current access point onto Beecher Road which
has a gate which will be closed unless the operation is open.

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 special use conforms to all applicable regulations
of the A-1 Special use district.

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
operation existed before the Land Resource Management Plan existed and
the plan calls for the area to be residential which it could be when/if this
operation ever ceases to exist.

RECOMMENDATION  Staff recommends approval of the major amendment to the special use for Green
Organics Inc. with the following conditions.

1. The facility shall comply with the conditions listed in Section 7.01.D.15
   (composting of landscape waste and food waste) of the Zoning Ordinance:
   Composting of landscape waste and food waste, subject to the following:
   a. The facility shall meet all Illinois Environmental Protection Agency
      requirements as identified in Title 35, Subtitle G, Chapter 1, Sub-
      chapter 1, Park 830, Standards for compost facilities.
b. Operational personnel shall be present on site during all hours which 
the facility is open for the receipt of landscape waste.

c. The hours during which landscape waste may be received shall be 
7:00am to 4:00pm Monday through Friday and 7:00am to 12:00 noon 
Saturday. Processing operations shall cease after each day's 
receipts have been processed and placed in windrows, not to exceed 
three (3) additional hours.

d. The decibel levels at the property line shall not exceed Illinois 
Pollution Control Board standards.

e. A locked gate shall restrict vehicle access during closed hours except 
that a "lock-box" shall allow access to emergency vehicles.

f. Water samples shall be taken by an independent testing service and 
analyzed by an independent laboratory. The locations, methods and 
frequency of sampling and testing shall be approved by the Kendall 
County Environmental Health Department Director. The test results 
shall be sent to the Environmental Health Department within forty-five 
(45) days of sampling.

g. Soil samples shall be taken by an independent testing service and 
analyzed by an independent laboratory. The locations, methods and 
frequency of sampling and testing shall be approved by the Kendall 
County Environmental Health Department Director. The test results 
shall be sent to the Environmental Health Department within forty-five 
(45) days of sampling.

h. Authorized Kendall County personnel shall be allowed on site during 
business hours for inspection and testing.

i. The facility operator shall send up-to-date copies of the State permit 
and related documents including Operational Plan, Surface water 
management Plan, Pest Control Plan, Site Drawing, and an Annual 
Report to the County Solid Waste Coordinator.

j. Truck weights shall be limited to 73,280 pounds.

k. The operator shall provide weight receipts to Kendall County.

l. Off-site debris and trash generated by the site must be cleaned-up on 
a daily basis on surrounding properties with the owner's permission.

m. Other conditions as appropriate for the particular facility. (Amended 
6/20/2006)

2. The facility will be permitted to take in 175,000 cubic yards of source-
separated landscape materials (i.e. brush, leaves, tree trimmings and 
grain)

3. The site plan shall be kept on file as "Exhibit A" attached hereto

4. The facility operator shall maintain plantings on the berm and ditch as 
shown on "Exhibit B" attached hereto

5. The facility operator shall maintain the gate and landscaping as indicated 
on "Exhibit C" attached hereto

6. A host fee shall be paid to the County on a monthly basis in accordance 
with the schedule on "Exhibit D"

7. The facility operator shall maintain a sampling schedule as shown on 
"Exhibit E" attached hereto

8. The County Solid Waste Coordinator shall maintain a log of complaints 
received on the facility.

9. This special use Ordinance shall expire on December 1, 2023 and the 
petition for renewal shall be made prior to July 1, 2023.

10. If any Illinois Environmental Protection Agency (IEPA) violations or citations 
are received they need to be submitted to the County Solid Waste 
Coordinator within 30 days.

Plan Commission wanted to add a condition with the definition of 
tailings, Planner Zubko is of the opinion this is not necessary as it is
the overs/extras of the received materials.

Also the Plan Commission and Hearing Officer recommended approval subject to the township's approval.

ATTACHMENTS
1. Overview
2. Ordinance #10-25-11: Minor Amendment to allow the facility to begin accepting and processing food waste
3. Ordinance # 2008-17: Renewal of Special Use
4. Ordinance # 2000-18: Renewal of Special Use
5. Ordinance # 1997-13: Renewal of Special Use
6. Ordinance # 1993-19: Rezone to Special Use for Landscaping waste composting site
7. ZPAC meeting minutes on 11.4.13
8. RPC meeting minutes on 12.5.13
9. SUHO meeting minutes on 12.9.13 (emailed out on 12.10.13)
10. Draft Ordinance
11. Site Plan
United City of Yorkville 
Community Development 
Attn: Ms. Krysti Noble, 
Community Development Director 
800 Game Farm Road 
Yorkville, IL 60560

Kendall County 
Planning, Building & Zoning 
Ms. Angela Zubko 
Senior Planner 
111 West Fox Street, Room 316 
Yorkville, IL 60560

Re: Green Organics, Inc. Site Reconfiguration

Green Organics currently operates a regional compost facility at 1270 E. Beecher Road, with portions of the facility in both Yorkville and unincorporated Kendall County. It was initially approved for the Scotts Corporation in 1992; the current owners acquired it in 1999 and have operated continuously since that time. During the current owners’ management of the company, there have been no citations issued by ILEPA and the County has likewise had no complaints about the operation.

The Facility was initially designed to process 150,000 cubic yards of source-separated landscape materials, e.g., brush, leaves, tree trimmings, and grass, into usable organic products, such as high-quality soil amendments. In 2010, the Facility was permitted to accept food scraps for composting equaling at most 10 percent of the total allowed site volume. All incoming materials are shredded, incorporated into windrows, and allowed to compost aerobically to form a humus-like product. As part of the current request to reconfigure the site we are also seeking to increase the amount of permitted materials to 175,000 cubic yards.

There are currently 2 approvals, one from the State, which is valid for 5 years, the other from the County, which is valid for 10 years.

As an existing facility, the proposed site reconfiguration will not be unreasonably detrimental to the public health, safety, morals, comfort or general welfare of surrounding properties.

Land Ownership

The land is currently owned by two entities.

Milroy Farms, LLC
287 Woodstock Drive
Glen Ellyn, IL 60137

Bristol Ventures, LLC
10318 Galena Road
Bristol, IL 60523

PIN: 02-08-100-00
PIN's: 02-08-200-015, -018, -019, -022
Portions thereof

Parcel 1 is zoned A1-SU (Agricultural – Special Use) in unincorporated Kendall County is owned by Milroy Farms. Parcels 2 is owned by Bristol Ventures and is situated in the United City of Yorkville and is currently zoned R-2 (One Family Residential).
Parcel 1

That part of the northwest quarter of Section 8, Township 37 North, Range 7 East of the third principal meridian being described as follows: commencing at the northwest corner of said quarter section; thence north 88 degrees 29 minutes 44 seconds east along the north line of said northwest quarter, 953.68 feet to a point in the centerline of a branch of the Rob Roy Creek for the point of beginning; thence continuing north 88 degrees 29 minutes 44 seconds east along said north line, 1699.46 feet to the northeast comer of said quarter section; thence south 00 degrees 07 minutes 06 seconds east along the east line of said quarter section that is 1126.52 feet south of the northwest comer of said section; thence north 00 degrees 01 minutes 23 seconds east along said west line, 100.00 feet; thence north 87 degrees 51 minutes 12 seconds east, 1498.53 feet to a point in the center of said Rob Roy Creek; thence north 28 degrees 38 minutes 38 seconds west along said creek, 1134.24 feet to the point of beginning, in the Township of Bristol, Kendall County, Illinois.

Parcel 2

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8 IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 36 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 187.01 FEET; THENCE SOUTH 61 DEGREES 46 MINUTES 39 SECONDS EAST, 332.00 FEET; THENCE SOUTH 71 DEGREES 34 MINUTES 14 SECONDS EAST, 463.00 FEET; THENCE SOUTH 45 DEGREES 09 MINUTES 49 SECONDS EAST, 58.00 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 15 SECONDS WEST, 356.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 46 SECONDS WEST, 541.26 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND; THENCE NORTH 01 DEGREE 14 MINUTES 06 SECONDS WEST, ALONG SAID EAST LINE OF A PARCEL OF LAND, ALSO BEING A LINE 400.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SAID NORTHEAST QUARTER, 303.00 FEET TO ITS NORTHEAST CORNER; THENCE SOUTH 88 DEGREES 45 MINUTES 54 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 400.00 FEET TO ITS NORTHWEST CORNER, SAID CORNER ALSO BEING ON SAID WEST LINE OF THE NORTHEAST QUARTER; THENCE NORTH 01 DEGREE 14 MINUTES 06 SECONDS WEST, ALONG SAID WEST LINE, 400.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

Land Use

The land use in the immediate vicinity of the site is primarily agricultural, including the land zoned residential, with some industrial operations, specifically an asphalt manufacturing plant and a concrete reclamation plant, located to the west of the site. Adjacent properties are zoned as follows:

| North: Kendall County | A-1, Agricultural District |
| South: Kendall County | A-1-SU, Agricultural District, Special Use |
| East: Yorkville | R-2, One Family Residence District |
Site Layout

The site is generally separated into 4 main areas: a receiving/processing area, for the incoming materials and screening of finished compost; a composting area, for the windrows; an organics storage area, for leaves and "tailings;" and the preliminary / final cure areas, for compost storage prior to screening. In addition to the existing basin north of the office trailer, a detention basin is proposed in the southeast corner of the new site area.

Traffic

Access to the site is via a private drive located south of Galena Road and east of East Beecher Road. Upon arrival at the site, all vehicles stop at the office trailer to log in. Collection vehicles then proceed to the receiving area, where they discharge their materials via the “tipper” or onto the receiving pad. Upon completion of unloading, they exit the receiving area and proceed along the main road and exit the site. Tractor-trailers or other vehicles used to haul finished compost proceed directly to the organics storage area, where they are loaded using front-end loader. When loaded, they log out at the office building and exit via the main road. Personal automobiles enter the site via the access road and park in the area to the north of the office trailer. Sufficient parking spaces are provided for both Facility employees and visitors.

The Facility is designed such that movement of raw material and finished compost to and from the windrow areas occurs away from the traffic pattern used by collection vehicles and trailers. The Facility has been designed to operate 52 weeks per year, assuming normal weather patterns. Adequate drainage control features have been incorporated to permit the Facility to remain operations during periods of medium or heavy rainfall. During winter months, the road will be cleared of snow to facilitate safe vehicle movement.

The proposed increase in site volume will result in approximately 1.5 additional vehicles during the summer months for grass and brush and 3 additional vehicles per day during “leaf” season.

Hours

Per the ILEPA permit, Green Organics is permitted to receive incoming materials at the Facility between the hours of 7:00 am to 6:00 pm, Monday through Saturday, though the site is generally closed by 4:00 pm. Processing activities maintain the same schedule, but may continue into the evening, if necessary, to allow Green Organics staff sufficient time to properly incorporate material into windrows and prepare the site for the following day’s activities. An existing gate at the access drive prevents unauthorized entry during non-operating hours.
WHEREAS, Green Organics, has filed a petition for a minor amendment to their existing Special Use within the A-1 Agricultural Zoning District to modify their current operating permit for its Landscape Waste Composting Facility in order to allow the facility to begin accepting and processing food waste pursuant to Section 7.01.D. of the Kendall County Zoning Ordinance for a 57.597 acre property located on the south side of Galena Road east of East Beecher Road, Pin # 02-08-100-006 & Part of 02-08-200-013 & 02-08-200-015 (these two pins are annexed into Yorkville), in Bristol Township, is legally described as:

That part of the northwest quarter of section 8, township 37 north, range 7 east of the third principle meridian as described as follows: Commencing at the Northwest corner of said quarter section; thence north 88°29'44" east, along the north line of said northwest quarter, 953.68 feet to a point in the centerline of a branch of the Rob Roy Creek for the point of beginning; thence continuing north 88°29'44" east, along said north line, 1699.46 feet to the northeast corner of said quarter section, thence south 00°07'06" east, along the east line of said quarter section, 1124.58 feet; thence south 88°27'18" west, 2655.97 feet to a point on the west line of said quarter section that is 1126.52 feet south of the northwest corner of said quarter section; then north 00°01'23" east, along said west line, 100.0 feet; thence north 87°51'12" east, 1498.53 feet to a point in the center of said Rob Roy Creek; thence north 28°38'38" west, along said creek, 1134.24 feet to the point of beginning, in Bristol Township, Kendall County, Illinois.

WHEREAS, Green Organics, Inc., designated lessor and operator, was granted a Special use Permit for a Landscape Waste Composting Site under Kendall County Ordinance #97-13 and renewed under Ordinance #08-17; and

WHEREAS, the Planning, Building and Zoning Department received a petition for modification from the IEPA on October 21, 2010; and

WHEREAS, the petitioner would like to add the accepting and processing of food waste to their permit; and
WHEREAS, the total quantity of food waste will not exceed 10% of the material processed at the facility; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including recommendation for approval by the Zoning Administrator on October 25, 2011; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Zoning Administrator and/or deputies grants approval of a minor amendment to an existing special use per section § 13.07.N of the Zoning Ordinance subject to the same following conditions as Ordinance #08-17:

1. The facility operator shall maintain plantings on the berm and ditch as shown on previous Exhibit B.
2. The facility operator shall maintain the gate and landscaping as indicated on previous Exhibit C.
3. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.
4. A host fee shall be paid to the County on a monthly basis in accordance with the schedule on previous Exhibit D.
5. The plat shall be kept on file as shown on previous Exhibit E.
6. The facility operator shall maintain a tailing plan as shown on previous Exhibit F.
7. The facility operator shall maintain an operations map as shown on previous Exhibit G.
8. The facility operator shall maintain a sampling schedule as shown on previous Exhibit H.
9. Any violation of this Special Use Permit could be subjected to a fine of $25.00 to $500.00 per day, per violation, with each day being a separate violation.
10. This special use Ordinance shall expire on September 1, 2018.
11. A petition for renewal shall be made prior to March 1, 2018.
12. The tailings that have been existing on the facility over six months (6) will be monitored by the Kendall County Health Department and if needed, be brought up in front of the appropriate Committee.
13. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received they need to be submitted to the County Solid Waste Coordinator within 30 days.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.
State of Illinois
County of Kendall

IN WITNESS OF, this ordinance has been enacted on October 25, 2011.

Attest:

Nancy Martin
PBZ Chairman/ Zoning Administrator

Angela L Zubko
Zoning Administrator Deputy
ORDINANCE NUMBER 2008 - 17

GRANTING A RENEWAL OF THE SPECIAL USE for the
OPERATION OF
GREEN ORGANICS, INC.
Landscape Waste Composting Site

WHEREAS, Green Organics, has filed a petition for a Special Use renewal within the A-1 Agricultural Zoning District for the operation of a landscape waste composting site pursuant to Section 7.01.D.30 of the Kendall County Zoning Ordinance for a 57.597 acre property located on the south side of Galena Road east of East Beecher Road, Pin # 02-08-100-006; 02-08-200-009 & Part of 02-08-200-008 & 02-08-200-013, in Bristol Township, as legally described in “Exhibit A”; and

WHEREAS, Green Organics, Inc., designated lessor and operator, was granted a Special use Permit for a Landscape Waste Composting Site under Kendall County Ordinance #97-13 and renewed under Ordinance #2000-18; and

WHEREAS, Condition #16 of said Ordinance states “A petition for renewal shall be made prior to March 1, 2009; and

WHEREAS, the Planning, Building and Zoning Department received a petition for renewal on February 4, 2008; and

WHEREAS, said use is in accordance with said Special Use Permit; and

WHEREAS, the Kendall County Board finds that said petition for renewal is in general conformance with Kendall County Ordinance #2000-18; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby repeals Kendall
County Ordinance #2000-18 in its entirety prior to its scheduled termination date of September 1, 2009 and replaced in its entirety by this ordinance.

**BE IT FURTHER ORDAINED**, the Kendall County Board grants approval of the renewal of the special use zoning permit per section § 7.01.D.30 (A-1 Special Uses-Composting of landscape waste) to continue operating a landscape waste composting site with the following conditions:

1. The facility operator shall maintain plantings on the berm and ditch as shown on attached Exhibit B.
2. The facility operator shall maintain the gate and landscaping as indicated on attached Exhibit C.
3. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.
4. A host fee shall be paid to the County on a monthly basis in accordance with the schedule on attached Exhibit D.
5. The plat shall be kept on file as shown on attached Exhibit E.
6. The facility operator shall maintain a tailing plan as shown on attached Exhibit F.
7. The facility operator shall maintain an operations map as shown on attached Exhibit G.
8. The facility operator shall maintain a sampling schedule as shown on attached Exhibit H.
9. Any violation of this Special Use Permit could be subjected to a fine of $25.00 to $500.00 per day, per violation, with each day being a separate violation.
10. This special use Ordinance shall expire on September 1, 2018.
11. A petition for renewal shall be made prior to March 1, 2018.
12. The tailings that have been existing on the facility over six months (6) will be monitored by the Kendall County Health Department and if needed, be brought up in front of the appropriate Committee.
13. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received they need to be submitted to the County Solid Waste Coordinator within 30 days.

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 on May 20, 2008.
State of Illinois
County of Kendall

Attest:

[Signature]
John A. Church
Kendall County Board Chairman

[Signature]
Rennetta Mickelson
Kendall County Clerk
EXHIBIT A

LEGAL DESCRIPTION OF 39.8747 ACRE TRACT:

That part of the Northwest Quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Quarter Section; thence North 88° 29' 44" East, along the North Line of said Northwest Quarter, 953.68 feet to a point in the Centerline of a branch of the Rob Roy Creek for the point of beginning; thence continuing North 88° 29' 44" East, along said North Line, 1,699.46 feet to the Northeast Corner of said Quarter Section; thence South 00° 07' 06" East, along the East Line of said Quarter Section, 1,124.58 feet; thence South 88° 27' 18" West, 2,655.97 feet to a point on the West Line of said Quarter Section that is 1,126.52 feet South of the Northwest Corner of said Quarter Section; thence North 00° 01' 23" East, along said West Line, 100.0 feet; thence North 87° 51' 12" East, 1,498.53 feet to a point in the Center of said Rob Roy Creek; thence North 28° 38' 38" West, along said Creek, 1,134.24 feet to the point of beginning, in Bristol Township, Kendall County, Illinois.
# EXHIBIT D

## HOST FEE SCHEDULE

<table>
<thead>
<tr>
<th>Date Beginning</th>
<th>Fee Per Ton of Landscape Waste Received</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 18, 2000</td>
<td>$0.60</td>
</tr>
<tr>
<td>September 1, 2003</td>
<td>$0.65</td>
</tr>
<tr>
<td>September 1, 2006</td>
<td>$0.70</td>
</tr>
</tbody>
</table>
Phase 1
1. Remove Material From North Tailings Pile. This Material to be rescreened. New Compost to be shipped off site. Remaining tailings to be inserted in composting Windrows, or used for roadways.
2. Do not begin removal of South Tailings Pile until North is removed.
3. Time to remove North is 6 months.

Phase 2
1. Remove Material From South Tailings Pile. This Material to be rescreened. New Compost to be shipped off site. Remaining tailings to be inserted in composting Windrows, or used for roadways.
2. Begin to replace Tailings from normal operations back in North Tailings Pile.
3. Time to remove South is 6 months.
March 11, 2008

Mr. Joseph Mazza
Green Organics
290 Main Place
Carol Stream, IL 60188

Dear Mr. Mazza:

You requested confirmation of the sampling schedule that is used by Analytical Chemistry & Environmental Services, Inc. (AC&E Services, Inc.) at your compost facility in Bristol, Illinois.

The compost is tested according to 35 Illinois Administration Code (IAC) Section 830.507(a) for each 5000 tons shipped.

The well at the site is tested once per year in May in accordance with your current permit. The soil is tested once per year in September. Two composite soil samples are taken; one in the detention pond at the west side of the facility and one taken at the end of the windrows at the south end of the property. The testing is performed in accordance with your current permit.

I hope this answers your questions concerning your current testing requirements. If any further help is needed, do not hesitate to contact us.

Regards,

[Signature]

Terese M. Laciak
President

EXHIBIT H

TML/cab

cc: Steven B. Curatti, Director of Environmental Health, Kendall County
ORDINANCE NUMBER 2000-18

SPECIAL USE ORDINANCE
GREEN ORGANICS, INC.
Landscape Waste Composting Site

WHEREAS, Green Organics, Inc., designated lessor and operator, was granted a Special Use Permit for a Landscape Waste Composting Site under Kendall County Ordinance #97-13; and

WHEREAS, said Special Use Permit is for property legally described in attached Exhibit A; and

WHEREAS, Condition #13 of said Ordinance states "A petition for renewal of this ordinance shall be made by February 19, 2000;" and

WHEREAS, the Planning Building and Zoning Department receive a petition for renewal on February 14, 2000; and

WHEREAS, said use is in accordance with said Special Use Permit; and

WHEREAS, the Kendall County Board finds that said petition for renewal is in general conformance with Kendall County Ordinance #97-13.

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby repeals Kendall County Ordinance #97-13 in its entirety prior to its scheduled termination date of August 19, 2000.

BE IT FURTHER ORDAINED, the Kendall County Board grants the renewal of the special use permit to continue operating a landscape waste composting site with the following conditions:

1. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G. Chapter 1, Sub-Chapter 1, Part 830, Standards for Compost Facilities.

2. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.

3. The hours during which landscape waste may be received shall be 7:00 a.m. to 4:00 p.m. Monday through Friday and 7:00 a.m. to 12:00 noon Saturday. Processing operations shall cease after each day’s receipts have been processed and placed in windrows, no to exceed three (3) additional hours.

4. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.

5. A locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.

6. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department.
Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling. The water samples shall be tested for the elements listed within "Appendix A" and any others specified by the State of Illinois or Kendall County upon request.

7. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling. The soil samples shall be tested for the elements listed within "Appendix B" and any others specified by the State of Illinois or Kendall County upon request. Soil quality shall not exceed State of Illinois standards.

8. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.

9. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.

10. The facility operator shall maintain plantings on the berm and ditch as shown on attached Exhibit B.

11. The facility operator shall maintain the gate and landscaping as indicated on attached Exhibit C.

12. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.

13. A host fee shall be paid to the County on a monthly basis in accordance with the schedule on attached Exhibit D.

14. Any violation of this Special Use Permit could be subjected to a fine of $25.00 to $500.00 per day per violation, with each day being a separate violation.

15. This special use ordinance shall expire on September 1, 2009.


17. Truck weights shall be limited to 72,380 pounds.

18. The operator shall provide weight receipts to Kendall County.

19. Off-site debris and trash generated by this site must be cleaned-up on a daily on properties abutting Beecher Road and/or Galena Road, with owner’s permission.

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 on April 18, 2000.

John A. Church
Kendall County Board Chairman

Attest: Kendall County Clerk
Appendix A: Water Sampling Constituents
Arsenic
Nickel
Mercury
pH
Nitrate
Total Organic Carbon
Specific Conductivity
Total Dissolved Solids
Chromium
Zinc
Selenium
Boron
Manganese
Lead
Cadmium
Iron
Total Phosphorous
Chloride
Copper

Appendix B: Soil Sampling Constituents
Arsenic
Nickel
Mercury
pH
Nitrate
Total Organic Carbon
Chromium
Zinc
Selenium
Boron
Manganese
Lead
Cadmium
Iron
Total Phosphorous
Chloride
Copper
EXHIBIT A: LEGAL DESCRIPTION

Parcel 1
That part of the Northwest Quarter of Section 8, Township 37 North, Range 7 East of the
Third Principal Meridian being described as follows: Commencing at the Northwest corner
of said quarter section; thence North 88°29'44" East along the North Line of said
Northwest Quarter, 953.68 feet to a point in the centerline of a branch of the Rob Roy
Creek for the point of beginning; thence continuing North 88°29'44" East along said North
Line, 1,699.46 feet to the Northeast corner of said quarter section; thence South 00°07'06"
East along the East Line of said quarter section, 1,124.58 feet; thence South 88°27'18"
West, 2,655.97 feet to a point on the West line of said quarter section that is 1,126.52
feet South of the Northwest corner of said section; thence North 00°01'23" East along said
West line, 100.00 feet; thence North 87°51'12" East, 1,498.53 feet to a point in the center
of said Rob Roy Creek; thence North 28°38'38" West along said creek, 1,134.24 feet to
the point of beginning, in the Township of Bristol, Kendall County, Illinois.

Parcel 2
That part of the Northeast Quarter of Section 8, Township 37 North, Range 7 East of the
Third Principal Meridian being described as follows: Commencing at the Northwest corner
of said quarter section; thence South 00°07'06" East, 400.00 feet along the West Line of
the said Northeast quarter; to the point of beginning; thence North 89°52'54" East, 400.00
feet along a line measured at a right angle to the said West Line of the said Northeast
quarter; thence South 00°07'06" East, 1,730.00 feet, along a line parallel with the said
Northeast quarter; thence South 89°52'54" West, 400.00 feet along a line measured at a
right angle to the said West Line of the said Northeast quarter to a point on the West Line
of said quarter section; thence North 00°07'06" West, 1,730.00 feet along the West Line
of said quarter section to the point of beginning, in the Township of Bristol, Kendall
County, Illinois.
## EXHIBIT D
### HOST FEE SCHEDULE

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</tbody>
</table>
State of Illinois
County of Kendall

Ordinance 97-13

GRANTING SPECIAL USE ZONING
SCOTTS COMPOSTING FACILITY
East Beecher Road, Bristol

WHEREAS, Kendall County passed ordinance 9319 on October 19, 1993 granting A-1 Special Use approval to establish a landscaping waste composting site, and

WHEREAS, said ordinance pertained to a site commonly located on the east side of East Beecher Road approximately 1/4 mile south of Galena Road in section 8 of Bristol Township that is further described in the attached Exhibit A, and

WHEREAS, said Ordinance expired and the leaseholder of the said site, The Scotts Company, has petitioned for renewal of the special use ordinance, and

WHEREAS, administrative procedures required by the Kendall County Zoning Ordinance were followed including review by Bristol Township, Regional Planning Commission, notice of public hearing, and recommendation by Zoning Board of Appeals, and

WHEREAS, the Kendall County Board finds that the said Petition complies with the provisions of the Kendall County Zoning Ordinance.

NOW THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use permit to continue operating a landscaping waste composting facility on the site described in the attached Exhibit A and in substantial conformance with the site plan shown in the attached Exhibit B and in conformance with the following conditions.

1. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
2. The hours during which landscape waste may be received shall be 7:00 AM to 4:00 PM Monday through Friday and 7:00 AM to 12:00 noon Saturday. Processing operations shall cease after each day’s receipts have been processed and placed in windrows, not to exceed 3 additional hours.
3. Decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
4. A locked gate shall restrict vehicle access during closed hours except that a ‘lock-box’ shall allow access to emergency vehicles.
5. Water samples shall be taken by an independent testing service and analyzed by an independent lab. The locations, methods, and frequency of sampling and testing shall be
approved by the County Director of Environmental Health. The test results shall be sent to the County Director of Environmental Health within 45 days of sampling. The water samples shall be tested for the following parameters and any others specified by the State of Illinois. Water quality shall not exceed State of Illinois standards.

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Chemical</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cadmium</td>
<td>Dicamba</td>
</tr>
<tr>
<td>Copper</td>
<td>Medcopper</td>
</tr>
<tr>
<td>Lead</td>
<td>Diazinon</td>
</tr>
<tr>
<td>Zinc</td>
<td>Dursban</td>
</tr>
<tr>
<td>Magnesium</td>
<td>Oftanol</td>
</tr>
<tr>
<td>Iron</td>
<td>Sevin</td>
</tr>
<tr>
<td>Chemical oxygen demand</td>
<td></td>
</tr>
<tr>
<td>Biological oxygen demand</td>
<td></td>
</tr>
<tr>
<td>Total solids</td>
<td></td>
</tr>
<tr>
<td>Ammonia</td>
<td>Nitrate</td>
</tr>
<tr>
<td>Ortho-phosphorus</td>
<td>Total-phosphorus</td>
</tr>
<tr>
<td>Dissolved oxygen</td>
<td>Boron</td>
</tr>
<tr>
<td>Manganese</td>
<td>PH</td>
</tr>
</tbody>
</table>

6. Soil samples shall be taken by an independent testing service and analyzed by an independent lab. The locations, methods, and frequency of sampling and testing shall be approved by the County Director of Environmental Health. The test results shall be sent to the County Director of Environmental Health within 45 days of sampling. The soil samples shall be tested for the same parameters as the water samples listed above except for chemical oxygen demand, biological oxygen demand, ortho-phosphorus, and total solids. Soil quality shall not exceed State of Illinois standards.

7. County authorized personnel shall be allowed on site during business hours for inspection and testing.

8. The facility operator shall send up-to-date copies of their state permit and related documents including Operating Plan, Surface Water Management Plan, Pest Control Program, and Annual Report to the County Solid Waste Coordinator.

9. The facility operator shall maintain the plantings as shown on Exhibit C.

10. The County shall keep a log of complaints received on this facility.

11. A host fee of $.55/ton of material received shall be paid to the County.

12. The facility operator shall plant grass seed on the berm and ditch and maintain same as shown in the Site Grading and Drainage Plan attached as Exhibit B.

13. This special use ordinance shall expire on August 19, 2000.


IN WITNESS OF, this ordinance has been enacted on August 19, 1997.

John A. Church, Kendall County Board Chairman

Paul Anderson, Kendall County Clerk
Kendall County
Ordinance 97 -
SCOTT'S SPECIAL USE

Exhibit A: Legal Description

PARCEL 1
That part of the Northwest Quarter of Section 8, Township 37
North, Range 7 East of the Third Principal Meridian being
described as follows: Commencing at the Northwest corner of said
quarter section; thence North 88 degrees 29 minutes 44 seconds
East along the North line of said Northwest Quarter, 953.68 feet
to a point in the centerline of a branch of the Rob Roy Creek for
the point of beginning; thence continuing North 88 degrees 29
minutes 44 seconds East along said North line, 1699.46 feet to
the Northeast corner of said quarter section; thence South 00
degrees 07 minutes 06 seconds East along the East line of said
quarter section, 1124.58 feet; thence South 88 degrees 27
minutes 18 seconds West, 2655.97 feet to a point on the West line
of said quarter section that is 1126.52 feet South of the
Northwest corner of said section; thence North 00 degrees 01
minutes 23 seconds East along said West line, 100.00 feet;
thence North 87 degrees 51 minutes 12 seconds East, 1498.53 feet
to a point in the center of said Rob Roy Creek; thence North 28
degrees 38 minutes 38 seconds West along said creek, 1134.24 feet
to the point of beginning, in the Township of Bristol, Kendall
County, Illinois.

PARCEL 2
That part of the Northeast quarter of Section 8, Township 37
North, Range 7 East of the Third Principal Meridian being
described as follows: Commencing at the Northwest corner of
Aforesaid quarter section; thence South 00 degrees 07 minutes 06
seconds East 400.00 feet along the West line of the said
Northeast quarter; to the point of beginning; thence North 89
degrees 52 minutes 54 seconds East 400.00 feet along a line
measured at a right angle to the said West line of the said
Northeast quarter; thence South 00 degrees 07 minutes 06 seconds
East 1930.00 feet, along a line parallel with the said Northeast
quarter; thence South 89 degrees 52 minutes 54 seconds West
400.00 feet along a line measured at a right angle to the said
West line of the said Northeast quarter to a point on the West
line of the said quarter section; thence North 00 degrees 07
minutes 06 seconds West 1930.00 feet along the West line of said
quarter section to the point of beginning, all in the Township of
Bristol, Kendall County, Illinois.
ORDINANCE #93-19
GRANTING A SPECIAL USE

WHEREAS The O. M. Scott & Sons Company did petition the Kendall County Board in the manner required by law and the ordinances of Kendall County, Illinois for a Special Use to establish a landscaping waste composting site pursuant to Section 7.00 B. of the Kendall County Zoning Ordinance; and

WHEREAS, the Kendall County Zoning Board of Appeals did hold a public hearing regarding the proposed Special Use and did recommend that the request be granted subject to conditions;

NOW THEREFORE BE IT ORDAINED by the County Board of Kendall County, Illinois that the following described property be granted the Special Use as requested:

PARCEL 1
That part of the Northwest Quarter of Section 9, Township 37 North, Range 7 East of the Third Principal Meridian being described as follows: Commencing at the Northwest corner of said quarter section; thence North 88 degrees 29 minutes 44 seconds East along the North line of said Northwest Quarter, 953.68 feet to a point in the centerline of a branch of the Rob Roy Creek for the point of beginning; thence continuing North 88 degrees 29 minutes 44 seconds East along said North line, 1699.46 feet to the Northeast corner of said quarter section; thence South 00 degrees 07 minutes 06 seconds East along the East line of said quarter section, 1124.58 feet; thence South 88 degrees 27 minutes 18 seconds West, 2655.97 feet to a point on the West line of said quarter section that is 1126.52 feet South of the Northwest corner of said section; thence North 00 degrees 01 minutes 23 seconds East along said West line, 100.00 feet; thence North 87 degrees 51 minutes 12 seconds East, 1498.53 feet to a point in the center of said Rob Roy Creek; thence North 28 degrees 38 minutes 38 seconds West along said creek, 1134.24 feet to the point of beginning, in the Township of Bristol, Kendall County, Illinois.

PARCEL 2
That part of the Northeast quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian being described as follows: Commencing at the Northwest corner of Aforesaid quarter section; thence South 00 degrees 07 minutes 06 seconds East 400.00 feet along the West line of the said Northeast quarter; to the point of beginning; thence North 89 degrees 52 minutes 54 seconds East 400.00 feet along a line measured at a right angle to the said West line of the said Northeast quarter; thence South 00 degrees 07 minutes 06 seconds East 1930.00 feet, along a line parallel with the said Northeast quarter; thence South 89 degrees 52 minutes 54 seconds West 400.00 feet along a line measured at a right angle to the said West line of the said Northeast quarter to a point on the West line of the said quarter section; thence North 00 degrees 07
minutes 06 seconds West 1930.00 feet along the West line of said quarter section to the point of beginning, all in the Township of Bristol, Kendall County, Illinois.

BE IT FURTHER ORDIANED that this Special Use be granted subject to the stipulations listed on EXHIBIT A attached.

The Zoning Map of Kendall County will be changed to show this Special Use.

Passed this 19th day of October, 1993.

[Signature]
Chairman, County Board of Kendall County, Illinois

[Signature]
County Clerk
EXHIBIT A

Stipulations for SPECIAL USE ORDINANCE

For O. M. Scott, Co.

1. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.

2. The hours during which landscape waste may be accepted shall be 7:00 am. to 4:00 p.m. Monday through Friday and 7:00 a.m. to 12:00 noon on Saturday. Processing operations will cease after each day's receipts have been processed and placed in windrows, not to exceed 3 additional hours.

3. At no point on or beyond the boundary line of the subject property shall the sound pressure level resulting from any use or activity exceed the maximum permitted decibel levels for the designated octave band as set forth by OSHA.

4. A gate shall be constructed to bar access to the site by vehicles during the hours that the facility is closed for the receipt of landscape waste. This gate shall be locked during all non-receiving hours. An "Emergency Loc-Box" shall be purchased from the Bristol-Kendall Fire Department for emergency access.

5. Soils samples shall be taken prior to the commencement of operations at the site to establish a base line for future monitoring.

6. Surface waters leaving the site shall be tested prior to the beginning of composting operations for the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cadmium</td>
<td>Dicamba</td>
</tr>
<tr>
<td>Copper</td>
<td>Medcoprop</td>
</tr>
<tr>
<td>lead</td>
<td>2.4 D</td>
</tr>
<tr>
<td>zinc</td>
<td>Diazinon</td>
</tr>
<tr>
<td>magnesium</td>
<td>Dursban</td>
</tr>
<tr>
<td>iron</td>
<td>Oftanol</td>
</tr>
<tr>
<td>manganese</td>
<td>Sevin</td>
</tr>
<tr>
<td>pH</td>
<td></td>
</tr>
<tr>
<td>Chemical oxygen demand (COD)</td>
<td></td>
</tr>
<tr>
<td>biological oxygen demand (BOD)</td>
<td></td>
</tr>
<tr>
<td>Total solids</td>
<td></td>
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<tbody>
<tr>
<td>Ammonia</td>
<td>Nitrate</td>
</tr>
<tr>
<td>ortho-phosphorus</td>
<td>total phosphorus</td>
</tr>
<tr>
<td>dissolved oxygen</td>
<td>boron</td>
</tr>
<tr>
<td>biological oxygen</td>
<td></td>
</tr>
</tbody>
</table>

7. Soil samples shall be monitored by the operators following the commencement of operations for the parameters listed in Condition #6 above excluding chemical oxygen demand, biological oxygen demand, ortho-phosphorus and total solids. Surface waters shall be monitored by the operators.
following the commencement of operations for the parameters
listed in Condition #6. See Attachment I for timetable of
further surface water and soil sampling.

8. Surface water and soil samples shall be expeditiously
submitted for analysis to independent laboratories. The results
shall be submitted to the Kendall County Health Department and
immediately upon receipt copies forwarded to the County’s Solid
Waste Coordinator. The Kendall County Health Department shall
review if the water samples meet the standards established by the
IEPA.

9. Kendall County Solid Waste Coordinator, Health Dept or their
agents may enter the site during normal business hours to conduct
an independent environmental assessment of the operation and may
independently monitor soil and water at the site.

10. The facility shall be designed and operated in accordance
with the operator’s IEPA permit, Operating Plan, Surface Water
Management Plan, and Pest Control Program, except as modified by
the terms and conditions of this permit.

11. This Special Use Ordinance shall initially remain valid for
three years. Within four (4) months prior to expiration, the
applicant shall request through the Kendall County Building &
Zoning Department that a public hearing be conducted by the
Kendall County Zoning Board of Appeals to receive public input to
ensure compliance with all of the above conditions. The Zoning
Board of Appeals at that time shall make a recommendation to the
County Board whether the Special Use should be renewed and for
what period of time it should be renewed.

12. A copy of the required EPA annual report (page 4, section 5
of the Permit Application) will be sent to the Solid Waste
Coordinator.

13. A landscape drawing shall be made a part of the Special Use
application.

14. A complaint log will be kept at the Building & Zoning Office
to track areas where odors or other non-compliances can be
monitored. This log will be reviewed by the Zoning Board at the
required public hearing. The Solid Waste Coordinator will
monitor this log on a bimonthly basis or on an as-needed basis.

15. If any of the above conditions are violated, the operators
shall stop receiving yard waste immediately or an Injunction will
be filed through the States Attorney’s Office to halt operation.

16. A host fee of $.50 per ton for all yard waste material
brought onto the site will be paid to Kendall County.
ATTACHMENT I

Sampling Timetable for
Surface Water and Soil Sampling

1. Prior to Composting operations commencing to establish a baseline.

2. Six (6) months after windrow composting operations have commenced.

3. One (1) year after windrow composting operations have commenced.

4. Two (2) years after windrow composting operations have commenced.
EXHIBIT B - Ordinance #9319

RE: O. M. Scott, Company Special Use

Comments from Bristol Township Board

1. Galena Road should be re-considered for the entrance, recognizing the long term traffic flow that will be existing from the Scott's facility if they begin a bagging/processing function on-site.

2. All County bodies involved in the sighting of future compost facilities recognize the potential hazards of sighting more than one compost facility in a general area without adequate testing and evaluation of the initial facility. Therefore Bristol Township will not approve more than one compost facility within the Township.
ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
November 4, 2013 – Meeting Minutes

Planner Angela Zubko called the meeting to order at 9:05 a.m.

Present:
Megan Andrews – Soil & Water Conservation District
Amy Cesich – PBZ Member
Fran Klaas - County Highway Department
Phil Smith – Sheriff’s Office
Angela Zubko – PBZ Senior Planner

Absent:
Greg Chismark – Wills Burke Kelsey
Jason Petit- Forest Preserve
Aaron Rybski – Health Department

Also present:
Dave Gravel (Vice President of Green Organics Inc.) and Attorney Gregg Ingemunson

AGENDA
A motion was made by Fran Klaas to approve the agenda, Megan Andrews seconded the motion. All were in favor and the motion carried.

MINUTES
Phil Smith made a motion, seconded by Fran Klaas, to approve the September 3, 2013 meeting minutes. All were in favor and the motion carried.

PETITIONS

#13-26 Green Organics Inc.
Senior Planner Angela Zubko briefly explained the request of the petitioner, Green Organics Inc. is requesting a major amendment to their special use to continue operation of their regional compost facility at 1270 E. Beecher Road modifying the site plan to eliminate about 10.5 acres, add about 9.5 acres northeast in the City of Yorkville and seek new conditions on property. Nothing on the Kendall County side is changing, the parts that are changing are on the east in the City of Yorkville. The petitioners are not changing any access roads, they are going to continue maintaining the existing berms and plantings. The County along with some County Board members did a site visit including Megan Andrews and myself to discuss the operation and the proposed changes. The petitioners will need to contact Bristol Township to see if they need to get on their board to discuss the changes. Staff has given them the information provided including the site plan but to date have not heard back from the township regarding any comments. Planner Zubko is working with the city of Yorkville to make cohesive conditions so they don’t have 2 sets of rules for the same property. The facility is also regulated through the IEPA and Green Organics, Inc. has a bond with the EPA if for some reason something happens and they shut the doors, the County or City would have to responsibility with any compost left on site. Also to note that Green Organics’ leases the property so have lease agreements with each owner. The facility was initially designed to process 150,000 cubic yards of source-separated landscape materials (brush, leaves, tree trimmings, and grass) into usable organic products such as high-quality soil amendments. In 2010, the facility was permitted to accept food scraps for composting equaling at most 10% of the total allowed site volume. All incoming materials are shredded, incorporated into windrows and allowed to compost aerobically to form a humus-like product. As part of the request to reconfigure the site they are also seeking to increase the amount of permitted materials to 175,000 cubic yards. The site is generally separated into 4 main areas, a receiving/processing area (for the incoming materials and screening of finished compost); a composting area for the windrows (an organic storage area for leavings and “tailings”); and the preliminary and final cure areas for compost storage prior to screening. In addition to the existing basin north of the office trailer, a detention basin is proposed in the southeast corner of the
new site area. The property has access from a private drive off Beecher Road by a gate. The gate is closed during non-business hours. There is no new access requested. Upon arrival to the site, all vehicles stop at the office trailer to log in. Collection vehicles then proceed to the receiving area, where they discharge their materials via the tipper or onto the receiving pad. Upon completion of unloading, they exit the receiving area and proceed along the main road and exit the site. Tractor-trailers or other vehicles used to haul finished compost proceed directly to the organics storage area where they are loaded using a front-end loader. When loaded, they log out at the office building and exit via the main road. We are currently discussing host fees and weather the City of Yorkville should be receiving any. In the report shows the last 5 years and what the County has received and the amount of material collected. Per the ILEPA permit, Green Organics is permitted to receive incoming materials at the facility between the hours of 7:00 am to 6:00 pm Monday through Saturday. Typically the site is closed by 4:00 pm. There is enough parking and signage that exists. Since the newer sites will be in the City of Yorkville we have asked their engineer to take a look at the proposed engineering instead of the County’s engineer. In the report are all the previous conditions from 2000, 2008 and today’s proposed conditions.

Phil Smith had no comments at this time. Megan Andrews from the Soil and Water Conservation District stated that an NRI was submitted and should be complete this week. A copy will be forwarded to the petitioner and the PBZ Department. Fran Klaas had some questions about the host fees and also about the food scraps and why that was considered a minor amendment. Mr. Klaas did not feel that was minor. Dave Gravel stated the State of IL changed the legislation to allow composing facilities to take up to 10% of their volume in food scraps without changing the compost designation. The State of Illinois in conjunction with the EPA believes that percentage is an allowable amount without having to go through the full citing requirements. Mr. Gravel stated that typically they take fruit and vegetable materials with some breads, they are not allowed to take in truckloads of renderings or meat products, nor do they want to. They currently have not hit the full 10% allowable amount. Mr. Gravel also stated Marlin Hartman does come out regularly to the site for inspections and has not had any issues. The food scraps are mixed with the end product but kept in separate windrows. Amy Cesich asked about the City of Yorkville with regards to the conditions and host fees. Planner Zubko stated this is the first meeting for Green Organics so Planner Zubko will be working with the City on conditions. Mr. Klaas asked if the host fee will be increasing since it has not in awhile? Planner Zubko stated yes that is in negotiations currently.

With no further comments Phil Smith made a motion, seconded by Amy Cesich to approve the major amendment to Green Organics Special Use and forward the petition onto the Plan Commission meeting in December. All were in favor and the motion carried.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

**Proposed to go to County Board on December 17th: 13-17 Maly Poultry Processing Plant**

**PUBLIC COMMENT**: There were no comments.

**OLD BUSINESS**: None

**NEW BUSINESS**: Review and approval of the 2014 meeting date’s schedule- Planner Zubko stated in the packet are the proposed meeting dates for 2014. Megan Andrews made a motion to approve the meetings dates as proposed, Fran Klaas seconded the motion. All were in favor and the motion carried.

**ADJOURNMENT**: Next meeting on December 2, 2013

With no further business to discuss Phil Smith made a motion, seconded by Megan Andrews to adjourn the meeting at 9:21 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Senior Planner

ZPAC Meeting Minutes 11.4.13
Chairman Bill Ashton called the meeting to order at 7:13 pm.

ROLL CALL
Members Present: Chair Bill Ashton, Tom Casey, Bill Lavine, Larry Nelson, Vern Poppen, Claire Wilson and Budd Wormley
Others present: Senior Planner Angela Zubko
Members Absent: Tim Sidles & 2 vacancies (Big Grove & Kendall)
In the Audience: David Gravel, Attorney Gregg Ingemanson, Jessie Sexton & Paul Mitchell

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

APPROVAL OF MINUTES
Bill Lavine made a motion to approve the minutes from August 28, 2013, Budd Wormley seconded the motion. All were in favor and the minutes were approved.

PETITIONS
#13-26 Green Organics Inc.
Senior Planner Angela Zubko briefly explained the request of the petitioner, Green Organics Inc. is requesting a major amendment to their special use to continue operation of their regional compost facility at 1270 E. Beecher Road modifying the site plan to eliminate about 10.5 acres, add about 9.5 acres northeast in the City of Yorkville and seek new conditions on property. Nothing on the Kendall County side is changing; the parts that are changing are on the east in the City of Yorkville. The petitioners are going to continue maintaining the existing berms and plantings. The County along with some County Board members did a site visit including Megan Andrews and Planner Zubko to discuss the operation and the proposed changes. The petitioners are on the Bristol Township Plan Commission agenda tonight. Staff has provided the township the information provided including the site plan but to date have not heard back regarding any comments. Planner Zubko is working with the City of Yorkville to make cohesive conditions so they don’t have 2 sets of rules for the same property. Through the City of Yorkville they are amending their annexation agreement as this property is planned to be the Westbury subdivision. There is a stipulation that reads “the existing uses on the
property may continue to operate as non-conforming uses until such time as a final plat is approved for the affected portion of the property." The portion on Kendall County will remain. The city of Yorkville is going to impose a condition on "their side" that states something to the point that once a principal structure is within 1/8th of a mile or 660' the operation must cease. The facility is also regulated through the IEPA and Green Organics, Inc. has a bond with the EPA if for some reason something happens and they shut the doors, the County or City would have no responsibility with any compost left on site. Also to note that Green Organics' leases the property so have lease agreements with each owner. The facility was initially designed to process 150,000 cubic yards of source-separated landscape materials (brush, leaves, tree trimmings, and grass) into usable organic products such as high-quality soil amendments. The State of IL changed the legislation to allow composting facilities to take up to 10% of their volume in food scraps without changing the compost designation. The State of Illinois in conjunction with the EPA believes that percentage is an allowable amount without having to go through the full citing requirements. So in 2010, the facility was permitted to accept food scraps for composting equaling at most 10% of the total allowed site volume. The petitioner has stated that typically they take fruit and vegetable materials with some breads, they are not allowed to take in truckloads of renderings or meat products, nor do they want to. They currently have not hit the full 10% allowable amount. The food scraps are mixed with the end product but kept in separate windrows.

All incoming materials are shredded, incorporated into windrows and allowed to compost aerobically to form a humus-like product. As part of the request to reconfigure the site they are also seeking to increase the amount of permitted materials to 175,000 cubic yards. The site is generally separated into 4 main areas, a receiving/processing area (for the incoming materials and screening of finished compost); a composting area for the windrows (an organic storage area for leavings and "tailings"); and the preliminary and final cure areas for compost storage prior to screening. In addition to the existing basin north of the office trailer, a detention basin is proposed in the southeast corner of the new site area. The property has access from a private drive off Beecher Road by a gate. The gate is closed during non-business hours. There is no new access requested. Upon arrival to the site, all vehicles stop at the office trailer to log in. Collection vehicles then proceed to the receiving area, where they discharge their materials via the tipper or onto the receiving pad. Upon completion of unloading, they exit the receiving area and proceed along the main road and exit the site. Tractor-trailers or other vehicles used to haul finished compost proceed directly to the organics storage area where they are loaded using a front-end loader. When loaded, they log out at the office building and exit via the main road. We are currently discussing host fees and weather the City of Yorkville should be receiving any. The County has been doing all the inspections and received 100% of the host fees since 1993 even though some of the property was annexed in 1998. The report shows the last 5 years and what the County has received and the amount of material collected. As you will notice the host fee has been at $0.70 a ton since 2006. Planner Zubko is of the opinion that the host fees shall be increased to .75 till 2016, then on September 1, 2016 increase to
$0.80 and again in September 1, 2019 to $0.85, and the renewal of the permit would be in 2023. Per the ILEPA permit, Green Organics is permitted to receive incoming materials at the facility between the hours of 7:00 am to 6:00 pm Monday through Saturday. Typically the site is closed by 4:00 pm. There is enough parking and signage that exists. Since the newer sites will be in the City of Yorkville we have asked their engineer to take a look at the proposed engineering instead of the County’s engineer. In the report are all the previous conditions from 2000, 2008 and today’s proposed conditions. Also Marlin Hartman from the County Health Department does go to the site regularly for inspections and has not had any issues.

Staff does recommend approval of the major amendment to their special use with the following conditions:
1. The facility shall comply with the conditions listed in Section 7.01.D.15 (composting of landscape waste and food waste) of the Zoning Ordinance
2. The site plan shall be kept on file as “Exhibit A” attached hereto
3. The facility operator shall maintain plantings on the berm and ditch as shown on “Exhibit B” attached hereto
4. The facility operator shall maintain the gate and landscaping as indicated on “Exhibit C” attached hereto
5. A host fee shall be paid to the County on a monthly basis in accordance with the schedule on “Exhibit D” and weight receipts must be supplied monthly to the Health Department.
6. The facility operator shall maintain a sampling schedule as shown on “Exhibit E” attached hereto
7. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.
8. This special use Ordinance shall expire on December 1, 2023.
9. A petition for renewal shall be made prior to July 1, 2023.
10. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received they need to be submitted to the County Solid Waste Coordinator within 30 days.
11. On the Yorkville side of the property, if a residential building is constructed within 1/8 of a mile, or 660’ the operation must cease but can continue on the County property which is west of the section line.

Mr. Gravel, the Green Organics Vice-President, stated he just got word that the Bristol Township tabled the petition. He suggested adding a condition about township approval. The next date will be January 8th for the Township Board. He talked about his background and talked a little about the food scraps intake and the end product of Green Organics.

Mr. Nelson asked how much 175,000 cubic yards was in tons. After much discussion it was decided about 1 cubic yard breaks out to about .125 tons of material for landscape compost. Mr. Nelson would like to add the definition of tailings/overs either in the special use or definitions of the Zoning Ordinance. Tailings/overs are by-products of the
composting process like larger sticks that didn't compost the first time around or stones/rocks that are thrown in with the grass clippings.

There was some discussion about the Yorkville proposed conditions and it was decided to make the ordinance clearer. Planner Zubko will remove any conditions with regards to Yorkville. The reason is that the Plan Commission didn't want any confusion with the conditions when Green Organics should cease operation as it does not need to on the County side unless the County would like to not renew the permit.

Paul Mitchell represents an adjoining property owner to the south and east of this site. He stated this is part of the Westbury tract and this property is a planned park and there is a nearby grade school site. He is of the opinion the development will move closer to this site and there is a 10 year lease term on the County side. He is afraid development will be right up to this site and will be a conflict. The Plan Commission is of the opinion this was there long before housing was planned for the area. The residents will know it exists before they purchase.

There was a brief discussion about odor of the property.

Mr. Popen asked where a majority of their material comes from. Mr. Gravel stated a majority is from waste haulers from municipalities.

Mr. Nelson would like to hear what the township says. There was some discussion and questions if a fee is paid to the township. Mr. Gravel stated no they do not pay a fee to the township.

With no further suggestions or changes Larry Nelson made a motion, seconded by Claire Wilson to recommend approval and forward the petition onto the Special Use Hearing Officer with staff's 10 suggested conditions subject to approval by the Bristol Township Board. With a roll call vote all were in favor.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
13-17 Maly Poultry Processing Plant- approved 5-3 at the 11.19.13 CB Meeting

CITIZENS TO BE HEARD
No more citizens were there to talk

NEW BUSINESS
Review and approval of the 2014 scheduled meeting dates- Larry Nelson made a motion to approve the 2014 meeting dates, Bill Lavine seconded the motion. All were in favor.

OLD BUSINESS
Planner Zubko stated she forgot to amend the by-laws and put it on this agenda so it
ORDINANCE NUMBER 2014 - ______

GRANTING A MAJOR AMENDMENT TO A SPECIAL USE FOR GREEN ORGANICS INC. AT 1270 EAST BEECHER ROAD

WHEREAS, Green Organics, Inc. has filed a petition for a major amendment to their Special Use within the A-1 Agricultural Zoning District for a 58 acre property located on the east side of Beecher Road about 0.5 miles south of Galena Road, commonly known as 1270 E. Beecher Road, (PIN# 02-08-100-006, part of PIN# 02-08-200-015, part of PIN# 02-08-200-018, part of PIN# 02-08-200-019 and part of PIN# 02-08-200-022), in Bristol Township; and

WHEREAS, said petition is to amend their existing special use permit to continue operation of their regional compost facility at 1270 E. Beecher Road modifying the site plan to eliminate about 10.5 acres, add about 9.5 acres northeast in the City of Yorkville and seek new conditions on property; and

WHEREAS, said property is currently zoned A-1 Agricultural with an existing Special Use for operation for a landscape waste composting site; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for as Ordinance 1993-19 on October 19, 1993; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a renewal as Ordinance 1997-13 on August 19, 1997; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a renewal as Ordinance 2000-18 on April 18, 2000; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a renewal as Ordinance 2008-17 on May 20, 2008; and

WHEREAS, the Zoning Administrator and/or deputys did grant the petitioner a minor amendment to the existing special use to allow the facility to begin accepting and processing food waste as Ordinance 10-25-11 on October 25, 2011; and

WHEREAS, said special uses will continue on the property; and

WHEREAS, said property is legally described as:

PARCEL 1
THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 29 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 953.68 FEET TO A POINT IN THE CENTER LINE OF A BRANCH OF THE ROY ROY CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 29 MINUTES 44 SECONDS EAST ALONG SAID NORTH LINE 1699.46 FEET TO THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 07 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER SECTION 1124.58 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 18 SECONDS WEST 2655.97 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION THAT IS 1126.52 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 0 DEGREES 01 MINUTES 23 SECONDS EAST ALONG SAID WEST LINE 100.00 FEET; THENCE NORTH 87 DEGREES 51 MINUTES 12 SECONDS EAST 1498.53 FEET TO A POINT IN THE CENTER OF SAID ROY ROY CREEK; THENCE NORTH 28 DEGREES 38 MINUTES 38 SECONDS WEST ALONG SAID CREEK, 1134.24 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS. PIN: 02-08-100-006

PARCEL 2

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8 IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 36 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 187.01 FEET; THENCE SOUTH 61 DEGREES 46 MINUTES 39 SECONDS EAST, 332.00 FEET; THENCE SOUTH 71 DEGREES 34 MINUTES 14 SECONDS EAST, 463.00 FEET; THENCE SOUTH 45 DEGREES 09 MINUTES 49 SECONDS EAST, 58.00 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 15 SECONDS WEST, 356.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 46 SECONDS WEST, 541.26 FEET TO A POINT ON A LINE 400.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREE 14 MINUTES 06 SECONDS EAST, ALONG SAID LINE, 171.42 FEET; THENCE ALONG THE SOUTH LINE OF A PARCEL OF LAND WITH PARCEL IDENTIFICATION NUMBER 02-08-200-015 FOR THE NEXT FOUR CALLS; SOUTH 83 DEGREES 45 MINUTES 54 SECONDS WEST, 130.42 FEET, MORE OR LESS; SOUTH 86 DEGREES 27 MINUTES 54 SECONDS WEST, 65.30 FEET; NORTH 08 DEGREES 04 MINUTES 41 SECONDS WEST, 23.88 FEET; NORTH 87 DEGREES 04 MINUTES 28 SECONDS WEST, 202.52 FEET, MORE OR LESS, TO A POINT 850.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, AS MEASURED ALONG THE WEST LINE THEREOF; THENCE NORTH 01 DEGREE 14 MINUTES 06 SECONDS WEST, ALONG SAID WEST LINE, 850.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS, AND CONTAINING 13.72 ACRES, MORE OR LESS.

PINs# 02-08-200-015 (portions thereof); 02-08-200-018 (portions thereof); 02-08-200-019 (portions thereof); and 02-08-200-022 (portions thereof).
WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer on December 9, 2013; and

WHEREAS, the findings of fact 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. The operation is controlled by the EPA and inspected regularly by the Health Department and have not found anything to endanger the public health, safety, morals, comfort, or general welfare.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The operation has been open since 1993 with some minor debris issues a long time ago and since then there have been no complaints or issues. The newer water park exists less than a mile away to the east and still there have been no complaints about affecting the area properties.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The special use will not be adding any new utilities, roadways or drainage to the property. They will use the current access point onto Beecher Road which has a gate which will be closed unless the operation is open.

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 special use conforms to all applicable regulations of the A-1 Special use district.

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 operation existed before the Land Resource Management Plan existed and the plan calls for the area to be residential which it could be when/if this operation ever ceases to exist.

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

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns of the property owner as to the same special use conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a major amendment to their existing special use zoning permit to continue operation of their regional compost facility at 1270 E. Beecher Road modifying the site plan to eliminate about 10.5 acres, add about 9.5 acres northeast in the City of Yorkville subject to the following
1. The facility shall comply with the conditions listed in Section 7.01.D.15 (composting of landscape waste and food waste) of the Zoning Ordinance:
   a. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G, Chapter 1, Sub-chapter 1, Park 830, Standards for compost facilities.
   b. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
   c. The hours during which landscape waste may be received shall be 7:00am to 4:00pm Monday through Friday and 7:00am to 12:00 noon Saturday. Processing operations shall cease after each day’s receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
   d. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
   e. A locked gate shall restrict vehicle access during closed hours except that a “lock-box” shall allow access to emergency vehicles.
   f. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
   g. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
   h. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
   i. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface water management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
   j. Truck weights shall be limited to 73,280 pounds.
   k. The operator shall provide weight receipts to Kendall County.
   l. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner’s permission.
   m. Other conditions as appropriate for the particular facility. (Amended 6/20/2006)

2. The facility will be permitted to take in 175,000 cubic yards of source-separated landscape materials (i.e. brush, leaves, tree trimmings and grass)
3. The site plan shall be kept on file as “Exhibit A” attached hereto
4. The facility operator shall maintain plantings on the berm and ditch as shown on “Exhibit
5. The facility operator shall maintain the gate and landscaping as indicated on “Exhibit C” attached hereto.

6. A host fee shall be paid to the County on a monthly basis in accordance with the schedule on “Exhibit D”.

7. The facility operator shall maintain a sampling schedule as shown on “Exhibit E” attached hereto.

8. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.

9. This special use Ordinance shall expire on December 1, 2023 and the petition for renewal shall be made prior to July 1, 2023.

10. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received they need to be submitted to the County Solid Waste Coordinator within 30 days.

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 on January 21st, 2014.

Attest:

Debbie Gillette
Kendall County Clerk

John Shaw
Kendall County Board Chairman
ORDINANCE #2013-_______

REVOKING A SPECIAL USE for
HARLAN FARMS, LTD.

WHEREAS, David Smith, owner of Harlan Farms, Ltd., petitioned Kendall County in the manner required by law and the ordinance of Kendall County, Illinois for obtaining a Special Use for the operation of two soccer fields and associated accessory parking facilities for a 40.94 acres property located on the west side of Oakbrook Road (PIN #09-05-100-018), in Seward Township; and

WHEREAS, said property is legally described as follows:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID NORTHWEST QUARTER WITH THE ORIGINAL CENTER LINE OF CHICAGO ROAD, BEING THE SOUTH LINE OF A TRACT CONVEYED TO THE PEOPLE OF THE COUNTY OF KENDALL, BY DOCUMENT NO. 80-2344, RECORDED JULY 1, 1980; THENCE 62°00’00” EAST ALONG SAID CENTER LINE 1453.0 FEET; THENCE SOUTH 00°34’00” EAST 415.0 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 64°23’00” EAST 472.87 FEET; THENCE NORTH 05°45’00” WEST 419.21 FEET TO SAID CENTER LINE; THENCE NORTH 62°00’00” EAST ALONG SAID CENTER LINE 223.26 FEET; THENCE SOUTH 55°35’27” EAST 853.76 FEET TO THE WEST LINE OF THE EAST 3.75 ACRES OF THAT PART OF SAID NORTHWEST QUARTER WHICH LIES SOUTH OF SAID CENTER LINE; THENCE SOUTH 00°44’28” EAST ALONG SAID WEST LINE 1230.82 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°24’23” WEST ALONG SAID SOUTH LINE 1291.98 FEET TO A LINE DRAWN SOUTH 00°34’00” WEST ALONG SAID LINE 1000.25 FEET TO THE POINT OF BEGINNING, KENDALL COUNTY, ILLINOIS AND CONTAINING 40.940 ACRES.

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request as Ordinance 2007-20 on May 15, 2007; and

WHEREAS, Mr. David Smith, owner, has stated in a letter dated November 8, 2013 and signed on December 5, 2013 as provided in attached Exhibit “A” that he voluntarily requests that Kendall County revoke the special use on the above-referenced property and waived his right to a public hearing for the revocation; and

NOW, THEREFORE, BE IT ORDAINED, by the County Board of Kendall County, Illinois that the Special Use Permit granted under Ordinance 2007-20 be revoked as of the date of this Ordinance and all operations cease.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 17th day of December, 2013.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
John Shaw
November 8, 2013

Kendall County
Planning, Building and Zoning
Attn: Angela L. Zubko
111 West Fox Street Room 203
Yorkville, IL 60560-1498
Phone: 630.553.4139 | Fax: 630.553.4179

I, **David Smith**, am the property owner at **PW: 09-05-100-018**

(First & Last Name) (Address of property)

On May 15, 2007, the property was granted a special use (Ordinance No. 2007-20). The special use granted in 2007 was granted for the operation of a private soccer club and related fields and allow for the placement of two (2) soccer fields and associated accessory parking facilities with eleven (11) conditions. Pursuant to Section 13.08F of the Kendall County Zoning Ordinance, I hereby voluntarily request that Kendall County revoke my special use on the above-referenced property. By signing below, I acknowledge that no public hearing shall be conducted for revocation of the special use. I understand that the requested revocation shall not become effective unless and until approved by a majority vote of the Kendall County Board. By signing below, I hereby waive my right to a public hearing and formally request the above-referenced special use be removed from my property.

\[Signature\]

\[Printed Name\]

DATE: **12-05-2013**

\[Attest\]

Notary Public

\[Official Seal\]

Gloria M. Durkin
Notary Public State of Illinois
My Commission Expires 10/18/2014
ORDINANCE NUMBER 2007- 20

GRANTING A SPECIAL USE for
SOCcer FIELDS AND ACCESsORY PARKING to
HARLAN FARMS, LTD.

WHEREAS, Harlan Farms, LTD. has filed a petition for a Special Use within the A-1 Agricultural Zoning District for a Private Soccer Club and related fields to pursuant Section 7.01.D.22 (private clubs or lodges) and Section 7.01.D.19 (parks) of the Kendall County Zoning Ordinance for property adjacent to 4728 Chicago Road (south side of Chicago Road, ¼ mile east of Grove Road) in Seward Township, as legally described in “Exhibit A”; and

WHEREAS, said petition is to allow for the placement of two (2) soccer fields and associated accessory parking facilities; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer; and

WHEREAS, the Kendall County Board 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 zoning permit to permit the use indicated in the recitals section of this Ordinance subject to the following conditions:

1) The site shall be developed in accordance with the controlling site plan attached hereto Exhibit “B”. Any expansion of the use beyond the two existing fields and proposed parking spaces as shown on the controlling site plan, will require the submission of an amendment to the Special Use for review and approval in accordance with County procedures for approval of a Special Use permit.

2) The width of the proposed driveways and circulation aisles within the parking lot will be finalized to insure conformance with the County off-street parking regulations as part of the Site Development plan review.

3) The aprons for the parking lot should be paved with asphalt through the existing R.O.W. coming in off Chicago Road.

4) Unless otherwise agreed to by adjoining property owner to the west of subject parcel, prior to October 1, 2007 petitioner agrees to install a perimeter fence along south, east, and west property line. Said fence shall consist of a three (3) board vinyl fence. A copy of any such agreement between property owners regarding fence shall be supplied in writing to PBZ department for inclusion in the file.

5) The proposed fields shall not be illuminated.
6) No permanent or portable sound amplification systems for announcing games shall be permitted or used on the premises.

7) No Parking signs be shall be posted along Chicago Road subject to input by the Seward Township Highway Commissioner.

8) The hours of operation shall be limited as follows:
   a. During the school year September to May 2:00 p.m. to dusk but not later than 7:30 p.m. Monday through Friday; from 9:00 a.m. to 7:30 p.m. on Saturday; and 9:00 a.m. to 6:30 p.m. on Sunday.
   b. Summer hours from June to September are limited to 8:00 a.m. to 8:00 p.m. Monday through Friday; from 9:00 a.m. to 7:30 p.m. on Saturday; and 9:00 a.m. to 6:30 p.m. on Sunday.

9) Dedication of additional R.O.W. along Chicago Road shall be required in the event the petitioner wishes to add additional fields in the future.

10) The operator or organization utilizing this facility shall be required to supply the County with contact information annually at the beginning of each season to facilitate the coordination of Special Events and emergency response in the case of an emergency.

11) Prior to construction of the parking lot, the petitioner will need to submit for review and a site development plan and application for review and approval.

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 on May 15, 2007.

Attest:  

[Signature]
John A. Church
Kendall County Board Chairman

[Signature]
Paul Anderson
Kendall County Clerk
HARLAN FARMS, LTD.
SPECIAL USE APPLICATION
LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID NORTHWEST QUARTER WITH THE ORIGINAL CENTER LINE OF CHICAGO ROAD, BEING THE SOUTH LINE OF A TRACT CONVEYED TO THE PEOPLE OF THE COUNTY OF KENDALL BY DOCUMENT NO. 80-2344, RECORDED JULY 1, 1980; THENCE 62°00'00" EAST ALONG SAID CENTER LINE 1453.0 FEET; THENCE SOUTH 00°34'00" EAST 415.0 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 64°23'00" FAST 472.87 FEET; THENCE NORTH 05°45'00" WEST 419.21 FEET TO SAID CENTER LINE; THENCE NORTH 62°00'00" EAST ALONG SAID CENTER LINE 223.26 FEET; THENCE SOUTH 55°35'27" EAST 853.76 FEET TO THE WEST LINE OF THE EAST 3.75 ACRES OF THAT PART OF SAID NORTHWEST QUARTER WHICH LIES SOUTH OF SAID CENTER LINE; THENCE SOUTH 00°44'28" EAST ALONG SAID WEST LINE 1230.82 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°24'23" WEST ALONG SAID SOUTH LINE 1291.98 FEET TO A LINE DRAWN SOUTH 00°34'00" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 00°34'00" WEST ALONG SAID LINE 1000.25 FEET TO THE POINT OF BEGINNING, KENDALL COUNTY, ILLINOIS AND CONTAINING 40.940 ACRES.
Due to extensive engineering studies the panels in blue will be changing. There were extensive studies performed along the Aux Sable Creek, Morgan Creek & Blackberry Creek.

The results of the Physical Map Revision were reviewed at the final consultation coordination officer (CCO) meeting held on November 15, 2012 in Yorkville, Illinois, and attended by representatives of Kendall County, the villages of Montgomery and Plattsville, and the cities of Joliet and Yorkville. All problems raised at that meeting have been addressed in this study.
ARTICLE I. AUTHORITY, PURPOSE AND DEFINITIONS.

Sec. 100 Statutory Authority

100.1 This Ordinance shall be known, and may be cited, as the Kendall County Stormwater Management Ordinance (the “KCSMO”).

100.2 The Kendall County Board adopts this Ordinance pursuant to its authority to regulate Stormwater Management and governing the location, width, course, and release rate of all stormwater runoff channels, streams, and basins in the County, in accordance with the Kendall County Stormwater Management Plan. The statutory authority for this Ordinance is contained in 55 ILCS 5/5-1062.2, 55 ILCS 5/5-1041, 55 ILCS 5/5-1063, 65 ILCS 5/1-2-1, 5/4-12-12, 5/11-30-2, 5/11-30-8, and 5/11-31-2 and other applicable authority, all as amended from time to time.

100.3 As applicable, the Communities within the County adopt and enforce this Ordinance or in the alternative adopt and enforce a municipal ordinance that is consistent with and at least as strict as the County Ordinance. Pursuant to 55 ILCS 5/5-1062.2, 55 ILCS 5/5-1041, 55 ILCS 5/5-1063, 65 ILCS 5/1-2-1, 5/4-12-12, 5/11-30-2, 5/11-30-8, and 5/11-31-2 and other applicable authority, all as amended from time to time.

Sec. 101 Kendall County Stormwater Management Plan

The Kendall County Stormwater Management Plan was recommended by the Kendall County Stormwater Management Committee and adopted by the County Board, after review by the appropriate agencies and a public hearing on December 12, 2010. The Plan is available for public inspection in the office of the Kendall County Clerk.

Sec. 102 Purposes of this Ordinance

102.1 The purpose of this ordinance is to diminish threats to public health, safety and welfare caused by excess stormwater runoff from new development and redevelopment. This ordinance seeks to establish stormwater management practices and promote sustainable planning and design to counter increases in stormwater runoff quantity and rate and the impairment of water quality from development and land improvement throughout the entire County.

102.2 This ordinance is adopted to accomplish the following objectives:

   a. To assure that new development does not create or increase flood hazards or cause damages due to erosion;

   b. To protect existing buildings, new buildings and major improvements to buildings from flood damage due to increased stormwater runoff;

   c. To protect human life and health from the hazards of increased flooding;
d. To lessen the burden on the taxpayer for stormwater management, flood control projects, repairs to flood-damaged public facilities and utilities and correction of channel erosion conditions from new development;

e. To protect and conserve land and water resources in the context of orderly land development;

f. To make federally subsidized flood insurance available;

g. To reasonably preserve the natural hydrologic and hydraulic functions of watercourses, floodplains and open space areas and to protect water quality and aquatic habitats;

h. To control soil erosion due to development and provide effective sediment management measures on construction sites;

i. To require the design and evaluation of site Stormwater Management plans consistent with watershed capacities;

j. To require stormwater storage and encouraging the use of and infiltration of stormwater in preference to stormwater conveyance;

k. To minimize conflicts between agricultural and urban drainage systems and maintaining agriculture as a viable and productive land use;

l. To encourage cooperation and consistency in Stormwater Management activities within and between the units of government having floodplain and Stormwater Management jurisdiction;

m. To establish requirements and promote regular, planned maintenance of Stormwater Management facilities;

n. To provide a procedure by which Communities throughout the County may petition the Committee for authority to implement and enforce the provisions of this Ordinance;

o. To require strict compliance with and enforcement of this Ordinance.

102.3 The purposes of this Ordinance are intended to be consistent with and supercede the Kendall County Unified Stormwater Management Plan for those applicable sections.

Sec. 103 Reference to Watershed Plans

103.1 This Ordinance recognizes the integrated nature of the watershed system and the need to study certain flood control alternatives and other Stormwater Management functions on a watershed-wide basis. A generalized process for development of watershed plans was recommended in the adopted “Kendall County Stormwater Management Plan.” This process includes a public hearing review and approval by the Committee, and adoption by the County.
103.2 Individual watershed plans or interim watershed plans which recognize the unique attributes of each watershed may be prepared and periodically updated for the major watersheds, to identify management projects and establish criteria for development. These plans may also recommend changes to this Ordinance effective within the study boundary. Watershed Plans or Interim Watershed Plans may be adopted which recommend more or less stringent criteria than the criteria in this Ordinance. When adopted by the County Board, these watershed-specific criteria established in such Watershed Plans or Interim Watershed Plans shall be set forth as Sections 105 through 117 of this Ordinance.

Sec. 104 Definitions
Within the context of this Ordinance or a Certified Community Ordinance, the following words and terms shall have the meanings set forth except where otherwise specifically indicated. Words and terms not defined shall have the meanings indicated by common dictionary definition.

Administrator. The person designated by Resolution of the permitting authority to administer and enforce this Ordinance;

Administrative Violation. An administrative violation of the ordinance occurs when rules and procedures regarding permit applications and Stormwater Management permits are not followed.

Agricultural Use. Agriculture includes the growing of farm crops, truck garden crops, animal and poultry husbandry, apiculture, aquiculture, dairying, floriculture, horticulture, nurseries, tree farms, sod farms, pasturage, viticulture, wholesale greenhouses, and the growing, developing, processing, conditioning, or selling of hybrid seed corn, seed beans, seed oats, or other farm seeds including agricultural structures and accessories thereto. In interpreting the foregoing definition, it is the intent of this Ordinance to make the definition of agriculture as used herein identical to the definition of agriculture used in 55 ILCS 5/5-12001, as amended from time to time, exempting agriculture from the zoning authority of the County Board. Cultivating the ground, including the harvesting of crops, and rearing and management of livestock: tillage; husbandry; farming. In a broader sense, the science and art of the production of plants and animals useful to man, including to a variable extent, the preparation of these products for man’s use not including a manufacturing activity or use. It includes grain storage, horse stables, nurseries, animal feed, commercial feeding, dairy and the like.

Agricultural Subsurface Drainage. A water management technique driven by economic and safety concerns, where the rate at which surplus groundwater should be removed is determined primarily by the moisture/air requirements of the vegetation (commonly called “Tiles, “Field Tiles”, etc.)

Applicable Engineering Practice. Procedures, methods, or materials recommended in standard engineering textbooks or references as suitable for the intended purpose.

Applicant. Any Person, Firm or Governmental Agency who executes the necessary forms to procure official approval of a development or permit to carry out construction of a development from the County or appropriate Certified Local Governmental unit.
Base Flood. The flood having a one percent probability of being equaled or exceeded in a given year.

(BFE) Base Flood Elevation. The highest water surface elevation that can be expected during the base flood expressed in a numeric value relative to North American Vertical Datum of 1988 (NAVD 88).

Basement. Any area of the building having its floor subgrade (below ground level) on all sides.

(BMP) Best Management Practices. A measure used to control the adverse stormwater-related effects of development. BMPs include structural devices (e.g., swales, filter strips, infiltration trenches, and stormwater management basins) designed to remove pollutants, reduce runoff rates and volumes, and protect aquatic habitats. BMPs also include nonstructural approaches, such as public education efforts to prevent the dumping of household chemicals into storm drains, street sweeping, etc.

Building. See the definition for Structure.

Buffer. An area of predominantly vegetated land located adjacent to channels, wetlands, lakes or ponds for the purpose of reducing contaminants in stormwater that flows to such areas.


Bypass Flows. Stormwater runoff or groundwater from upstream properties tributary to a property's drainage system but not under its control.

Certified Community. A Community which has met the requirements to be delegated the responsibility for ordinance enforcement as determined by the Stormwater Committee.

Channel. Any river, stream, creek, brook, branch, natural or artificial depression, ponded area, flowage, slough, ditch, conduit, culvert, gully, ravine, wash, or natural or manmade drainage way, which has a definite bed and bank or shoreline, in or into which surface, groundwater, effluent, or industrial discharges flow either perennally or intermittently.

Channel Modification. Alteration of a channel by changing the physical dimensions or materials of its bed or banks. Channel modification includes damming, rip rapping (or other armoring), widening, deepening, straightening, relocating, lining, and significant removal of bottom or woody rooted vegetation but does not include the clearing of debris or removal of trash or dredging to previously documented trailweg elevations and side slopes.

Clearing. Any activity which removes vegetative ground cover.

Committee. The Kendall County Stormwater Management Committee.

Community. The County or any city or village within the County.
Compensatory Storage. An excavated, hydrologically and hydraulically equivalent volume of storage created to offset the loss of existing flood storage.

(CLOMR) Conditional Letter of Map Revision. A CLOMR is FEMA’s comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective base flood elevations, or the Special Flood Hazard Area (SFHA).

COE. The United States Army Corps of Engineers.

Conservation Planning. The practices and procedures associated with the management of soil, water, plants, plant nutrients and other elements of agricultural production. Documentation of the management system shall only be as required by the NRCS or in cases of a complaint, as requested by the Administrator in response to a notification of a complaint.

Control Structure. A structure designed to limit the rate of flow of stormwater runoff that passes through the structure to a specific rate, given a specific upstream and downstream water surface elevation.

County. Kendall County, Illinois.

Critical Duration. The duration of a storm event that results in the greatest peak runoff.

Dam. Any obstruction, wall embankment, or barrier, together with any abutments and appurtenant works, constructed to store or divert water or to create a pool (not including underground water storage tanks).

Department. Kendall County Planning, Building and Zoning Department.

Depressional Storage. The volume contained below a closed contour on a 1-foot contour interval topographic map, the upper elevation which is determined by the topographic overflow elevation or the critical duration base flood elevation whichever is less.

Developer. A person who creates or causes development.

Development. The cumulative man-made changes to real property after the effective date of this ordinance including:

a) Construction, reconstruction or replacement of a building or an addition to a building, with the exception of agricultural structures and accessories thereto outside the floodplain;

b) Installing a manufactured home on a site, preparing a site for a manufactured home, or installing a travel trailer or recreational vehicle on a site for more than 180 days;

c) Drilling, mining, installing utilities, construction of roads, bridges or similar projects;
d) Construction or erection of levees, walls, fences, dams, or culverts, channel modifications, filling, dredging, grading, excavating, paving, or other non-agricultural alterations of the ground surface, storage materials, deposit of solids or liquid waste;

e) Any other activity of man that might change the direction, height, or velocity of flood or surface water, including extensive vegetation removal;

The following are not considered development so long as these activities occur outside the floodplain:

a) Maintenance of existing drainage systems limited for the purpose of agricultural use and for maintaining cultivated areas and crop production;

b) Improvements undertaken for an agricultural use pursuant to an NRCS conservation plan.

**Director.** The Kendall Board Chairman or his or her designee by Resolution, charged with performing the duties specified in this Ordinance.

**Drainage Area.** The land area above a given point that may contribute runoff flow at that point from rainfall.

**Effective Date.** The date to be determined by the County Board.

**Elevation Certificates.** An official record that shows new buildings and substantial improvements in all identified Special Flood Hazard Areas (SFHAs) are properly elevated. This elevation information is needed to show compliance with the floodplain management ordinance. Permitting authorities shall use the most current version of the Elevation Certificate developed by FEMA. Communities participating in the Community Rating System (CRS) are required to use the FEMA Elevation Certificate.

**Ephemeral Stream.** A stream whose bed elevation does not intersect the groundwater table, it carries flow only during and immediately after a runoff producing rainfall event.

**Erosion.** The general process whereby soil is detached by the action of water, wind or construction activities.

**Existing Manufactured Home Park or Subdivision.** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to affixed or buildings to be constructed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.

**Expansion to an Existing Manufactured Home Park or Subdivision.** The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
Extended Detention. A volume of runoff temporarily detained and released over a long period of time to reflect pre-development hydrology (ref. Section 203.6).


Flood. A general and temporary condition of partial or complete inundation of normally dry land areas from overflow of inland or tidal ways or the unusual and rapid accumulation of runoff of surface waters from any source.

Flood Frequency. Normally expressed as a period of years, based on a percent chance of occurrence in any given year from statistical analysis, during which a flood of a stated magnitude may be expected to be equaled or exceeded. For example, the 2-year flood frequency has a fifty percent (50%) chance of occurrence in any given year. Similarly, the 100-year flood frequency has a one percent (1%) chance of occurrence in any given year.

Flood Fringe. That portion of the floodplain outside of the designated floodway.

(FIRM) Flood Insurance Rate Map. A map issued by FEMA that is an official Community map, on which map FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the Community. This map may or may not depict floodways.

(FIS) Flood Insurance Study. A study of flood discharges and flood profiles for a Community, adopted and published by FEMA.

Floodplain and Special Flood Hazard Area (SFHA). These two terms are synonymous. The land in the flood plain within the County subject to a 1 percent or greater chance of flooding in any given year. The floodplains of the Aux Sable Creek, Blackberry Creek, Clear Creek, Dave-Bob Creek, East Branch Little Rock Creek, Big Rock Creek, Fox River, Harvey Creek, Middle Aux Sable Creek, North Arm Saratoga Creek, Waubansee Creek, and West Aux Sable Creek are generally identified on the countywide Flood Insurance Rate Map of Kendall County prepared by the Federal Emergency Management Agency and dated February 4, 2009 for panels 0005, 0010, 0015, 0020, 0030, 0040, 0051, 0052, 0053, 0054, 0056, 0057, 0058, 0059, 0070, 0078, 0086, 0087, 0089, 0100, 0125, 0176, 0200 and dated January 8, 2014 for panels 0035, 0037, 0039, 0045, 0065, 0130, 0135, 0140, 0145 & 0225. Floodplain also includes those areas of known flooding identified by the County or Administrator.

(FPE) Flood Protection Elevation. The elevation of the BFE plus two feet of freeboard for structures within the plan limits of the base flood elevation. Outside the plan limits, the water table or 100-year design water surface elevation of any overland flood path or adjacent stormwater management basin, whichever is higher, plus two feet of freeboard.

Floodproof. Any combination of structural and non-structural additions, changes or adjustments to structures or property which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.
ARTICLE 4. PROTECTION OF FLOODPLAIN AND FLOODWAY

Sec. 400 General
This article sets forth requirements for developments within floodplains and floodways. References to IDNR/OWR permits or approvals in this Section shall be construed as "their designee" where a portion or all of their authority has been delegated.

Development that qualifies for any of the self-issuing statewide or regional permits administered by IDNR/OWR (Statewide Permit Nos. 2 through 14) are similarly permitted under this Article. The developer need only submit a permit application to the Administrator with such information as shall show the Administrator that the development qualifies for the particular statewide or regional permit in question under the regulations established by IDNR/OWR for such permit and no further submittal need be made under this Article. All other provisions of this ordinance applicable to such development, however, continue to apply.

Sec. 401 Floodplain, Regulatory Floodplain, Base Flood Elevation (BFE) and Regulatory Floodway Locations

The BFE shall be delineated onto the site topography to establish the Regulatory Floodplain area limits for regulation under this Ordinance. Regulatory floodplains shall be delineated onto the site map from the current FEMA FIRM or LOMR and include those areas of the SFHA which are not Regulatory Floodplains. Each Community, whether Certified or not, remains responsible for maintaining the effective FIS and a list of FIRM panels for their respective Communities.

401.1 Base Flood Elevation
The BFE shall be:

a. The base flood elevation for the floodplains of Aux Sable Creek, Blackberry Creek, Clear Creek, Dave-Bob Creek, East Branch Little Rock Creek, Big Rock Creek, Fox River, Harvey Creek, Middle Aux Sable Creek, North Arm Saratoga Creek, Waubansee Creek, and West Aux Sable Creek shall be as delineated on the 100-year flood profiles in the countywide Flood Insurance Study of Kendall County prepared by the Federal Emergency Management Agency on February 4, 2009 for panels 0005, 0010, 0015, 0020, 0030, 0040, 0051, 0052, 0053, 0054, 0056, 0057, 0058, 0059, 0070, 0078, 0086, 0087, 0089, 0100, 0125, 0176, 0200 and dated January 8, 2014 for panels 0035, 0037, 0039, 0045, 0065, 0130, 0135, 0140, 0145 & 0225.

b. In the case of FEMA delineated "AH Zones" the elevation noted on the map shall be the BFE. In the case of FEMA delineated "AO Zones" the BFE shall be the depth number shown on the countywide Flood Insurance Rate Map of Kendall County.

c. The base flood elevation for each of the remaining floodplains delineated as an "A Zone" on the countywide Flood Insurance Rate Map of Kendall County shall be according to the best data available from federal, state, or other sources. All best available data and sources will be verified by the Administrator prior to the use of the data. Should no other data exist, an engineering study must be financed by the applicant to determine the base flood elevations. The base flood elevations shall be determined using a site specific
ORDINANCE 2013-____

AMENDMENT TO THE KENDALL COUNTY COUNTYWIDE STORMWATER ORDINANCE TO MODIFY THE TEXT TO ARTICLE 1 (AUTHORITY, PURPOSE, AND DEFINITIONS) & ARTICLE 4 (PROTECTION OF FLOODPLAIN AND FLOODWAY)

WHEREAS, the National Flood Insurance Program (NFIP) was established with the passage of the National Flood Insurance Act of 1968; and

WHEREAS, the NFIP is a Federal program enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for State and community floodplain management regulations that reduce future flood damages; and

WHEREAS, Kendall County has and is currently participating in the NFIP; and

WHEREAS, when FEMA provides our community with additional flood hazard data, our community must adopt new floodplain management regulations or amend existing regulations to incorporate the new data and meet any additional requirements that result from any changes in the data; and

WHEREAS, Kendall County is responsible for making sure that its floodplain management regulations meet or exceed the minimum requirements of the NFIP; and

WHEREAS, Kendall County regulates development that meets the minimum requirements of the NFIP under authority of its Countywide Stormwater Ordinance; and

WHEREAS, the Kendall County Board amends these ordinances from time to time in the public interest; and

WHEREAS, FEMA has conducted a new Flood Insurance Study (FIS) report and proposes to amend panels 0035, 0037, 0039, 0045, 0065, 0130, 0135, 0140, 0145 & 0225; and

WHEREAS, all procedures for revising existing data have been followed including a consultation coordination officer meeting held on November 15, 2012 in Yorkville, Illinois and attended by representatives of Kendall County, the villages of Montgomery and Plattville, and the cities of Joliet and Yorkville. All problems raised at that meeting have been addressed in this study.

NOW, THEREFORE, BE IT RESOLVED, that the Kendall County Board hereby supports and approves the modified text in Article 1 and Article 4 which amends the FIRMs that will go into effect on January 8, 2014 as provided:

Floodplain and Special Flood Hazard Area (SFHA). These two terms are synonymous. The land in the flood plain within the County subject to a 1 percent or greater chance of flooding in any given year. The floodplains of the Aux Sable Creek, Blackberry Creek, Clear Creek, Dave-Bob Creek, East Branch Little Rock Creek, Big Rock Creek, Fox River, Harvey Creek, Middle
Aux Sable Creek, North Arm Saratoga Creek, Waubansee Creek, and West Aux Sable Creek are generally identified on the countywide Flood Insurance Rate Map of Kendall County prepared by the Federal Emergency Management Agency and dated February 4, 2009 for panels 0005, 0010, 0015, 0020, 0030, 0040, 0051, 0052, 0053, 0054, 0056, 0057, 0058, 0059, 0070, 0078, 0086, 0087, 0089, 0100, 0125, 0176, 0200 and dated January 8, 2014 for panels 0035, 0037, 0039, 0045, 0065, 0130, 0135, 0140, 0145 & 0225. Floodplain also includes those areas of known flooding identified by the County or Administrator.

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ADOPTED BY THE COUNTY BOARD THIS 17th DAY OF DECEMBER, 2013.

Attest:

Debbie Gillette  
Kendall County Clerk

John Shaw  
Kendall County Board Chairman
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<thead>
<tr>
<th>1. ALTON HISTORICAL COMMISSION</th>
<th>2. ATLANTA PRESERVATION COMMISSION</th>
<th>3. AURORA PRESERVATION COMMISSION</th>
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<tbody>
<tr>
<td>6/04</td>
<td>10/07</td>
<td>1/85</td>
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<tr>
<td>Greg Caffey, 101 E. 3rd St.</td>
<td>Bill Thomas, Box 166</td>
<td>Rena Church</td>
</tr>
<tr>
<td>Alton, IL 62002</td>
<td>Atlanta, IL 61723</td>
<td>44 East Downer Place</td>
</tr>
<tr>
<td>618.463.3801</td>
<td>217.684.2351</td>
<td>Aurora, IL 60507</td>
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<tr>
<td>Doug Bader, 314/340-6960</td>
<td><a href="mailto:wthomas@teleologic.net">wthomas@teleologic.net</a></td>
<td>630.256.3111, F 630.256.3039</td>
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<tr>
<td><a href="mailto:doug.bader@courts.mo.gov">doug.bader@courts.mo.gov</a></td>
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<td><a href="mailto:rchurch@aurora-il.org">rchurch@aurora-il.org</a></td>
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<tr>
<td>Eric Schauer</td>
<td>Kathy J. Miller, AICP</td>
<td>Robert Rea</td>
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<tr>
<td>101 South Illinois Street</td>
<td>401 Whitney Blvd., Ste. 400</td>
<td>9831 Baxter Road</td>
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<tr>
<td>Belleville, IL 62220</td>
<td>Belvidere, IL 61008</td>
<td>Benton, IL 62812</td>
</tr>
<tr>
<td>618/233-6810 ext. 249</td>
<td>815-547-8644</td>
<td>618.439.7557 F 618.438.3321</td>
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<tr>
<td>F 618/355-4209</td>
<td><a href="mailto:kjmiller28@hotmail.com">kjmiller28@hotmail.com</a></td>
<td><a href="mailto:robertrea@sedreamandsons.com">robertrea@sedreamandsons.com</a></td>
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<tr>
<td>Rebecca Houze, 6700 W. 26th St.</td>
<td>7/95</td>
<td>Mark Woolard</td>
</tr>
<tr>
<td>Berwyn, IL 60402</td>
<td>Ted Myhre, Zoning Officer</td>
<td>109 East Olive, PO Box 3157</td>
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<tr>
<td>708.484.1338</td>
<td>P. O. Box 133, Bishop Hill, IL 61419</td>
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<td><a href="mailto:rebeccahouze@gmail.com">rebeccahouze@gmail.com</a></td>
<td>309.927.3530 F 309.927.3343</td>
<td>309.434.2341, F 309.434.2857</td>
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<td></td>
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<tr>
<td>10. BLUE ISLAND H. P. C. 8/90</td>
<td>11. CARBONDALE PRESERVATION COMM 9/90</td>
<td>12. CENTRALIA PRESERVATION COMM 5/09</td>
</tr>
<tr>
<td>Jason Berry, 13051 Greenwood Blue Island, IL 60406</td>
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<tr>
<td>708.396.7146</td>
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<td>Allison Austin</td>
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<tr>
<td></td>
<td>Carbondale, IL 62902-2047</td>
<td>222 S. Poplar, Centralia, IL 62801</td>
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<tr>
<td></td>
<td>618.457.3258 F 618.457.3289</td>
<td>618.533.7667 F 618.532.4534</td>
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<td></td>
<td><a href="mailto:mmjones@ci.carbondale.il.us">mmjones@ci.carbondale.il.us</a></td>
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<tr>
<td>Lacey Rains, 102 N. Neil St.</td>
<td>Deborah L. Muller, City Clerk</td>
<td>Jennifer Fisher, 230 Irving Blvd.</td>
</tr>
<tr>
<td>Champaign, IL 61820</td>
<td>520 Jackson Ave., Charleston, IL</td>
<td>Chicago Heights, IL 60611</td>
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<tr>
<td><strong>16. COLLINSVILLE H. P. C.</strong></td>
<td><strong>17. COLUMBIA HERITAGE AND</strong></td>
<td><strong>18. COMMISSION ON CHICAGO</strong></td>
</tr>
<tr>
<td>9/01</td>
<td><strong>PREPARATION COMMITTEE</strong></td>
<td><strong>LANDMARKS</strong> 9/85</td>
</tr>
<tr>
<td>Bill Iseminger, 414 N. Morrison</td>
<td>7/12</td>
<td>Eleanor Esser Gorski, AIA, LEED AP</td>
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<td>Paul Ellis 208 S. Rapp Ave,</td>
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<td>312-744-3201</td>
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<tr>
<td><strong>19. CRYSTAL LAKE H. P. C.</strong></td>
<td><strong>20. DANVILLE H. P. C.</strong></td>
<td><strong>21. DECATUR HISTORICAL &amp;</strong></td>
</tr>
<tr>
<td>11/97</td>
<td>8/91</td>
<td><strong>ARCHITECTURAL SITES</strong></td>
</tr>
<tr>
<td>Elizabeth Maxwell</td>
<td>John Drheer</td>
<td>COMMISSION 10/92</td>
</tr>
<tr>
<td>100 West Municipal Complex</td>
<td>Dept of Development Services</td>
<td>Stephanie Ashe, City of Decatur</td>
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<tr>
<td>P. O. Box 597</td>
<td>17 W. Main St.,</td>
<td>1 Gary K. Anderson Plaza</td>
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<tr>
<td>Crystal Lake, IL 60012-0597</td>
<td>Danville, IL 61832</td>
<td>Decatur, IL 62523-1196</td>
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<tr>
<td><strong>22. DEKALB LANDMARK</strong></td>
<td><strong>23. DOWNERS GROVE</strong></td>
<td><strong>24. EDWARDSVILLE H. P. C.</strong></td>
</tr>
<tr>
<td><strong>COMMISSION</strong> 9/93</td>
<td><strong>ARCHITECTURAL DESIGN</strong></td>
<td>11/93</td>
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<tr>
<td>Jamie Smrz, City Hall Annex</td>
<td><strong>REVIEW BOARD</strong> 9/09</td>
<td>William Krause</td>
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<td><strong>25. ELGIN HERITAGE</strong></td>
<td><strong>26. ELSAH VILLAGE ZONING</strong></td>
<td><strong>27. EVANSTON PRESERVATION</strong></td>
</tr>
<tr>
<td><strong>COMMISSION</strong> 2/95</td>
<td><strong>BOARD 10/90</strong></td>
<td><strong>COMMISSION</strong> 10/85</td>
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<tr>
<td>Sarosh Saher</td>
<td>Lynn Schreiber, Mayor</td>
<td>Carlos Ruiz, Sr. PlannerPreservation</td>
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<td><strong>28. FRANKFORT H. P. C.</strong></td>
<td><strong>29. GALENA H. P. C.</strong></td>
<td><strong>30. GALESBURG LANDMARK</strong></td>
</tr>
<tr>
<td>8/94</td>
<td>6/05</td>
<td><strong>COMMISSION</strong> 1/87</td>
</tr>
<tr>
<td>Mary Canino</td>
<td>Duff Stewart, City Building Official,</td>
<td>Stephen Gugliotta, Assoc. Planner</td>
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<tr>
<td>Village of Frankfort</td>
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<td><strong>31. GENEVA H. P. C.</strong> 5/97</td>
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<tr>
<td>Karla Kaulfuss, Hist. Pres. Planner</td>
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<td>22 S. First St., Geneva, IL 60134</td>
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<thead>
<tr>
<th><strong>32. GLEN ELLYN H. P. C.</strong> 10/04</th>
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<tbody>
<tr>
<td>Michael Strong, 535 Duane St.</td>
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<td>Glen Ellyn, IL 60137</td>
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<tr>
<td><a href="mailto:mstrong@glenellyn.org">mstrong@glenellyn.org</a></td>
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<thead>
<tr>
<th><strong>33. GLENVIEW H. P. C.</strong> 3/03</th>
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<tbody>
<tr>
<td>Jeff Rogers, Senior Planner</td>
</tr>
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<td>1225 Waukegan Rd.,</td>
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<tr>
<td>Glenview, IL 60025</td>
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<tr>
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<td><a href="mailto:jrogers@glenview.il.us">jrogers@glenview.il.us</a></td>
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<thead>
<tr>
<th><strong>34. HIGHLAND PARK H. P. C.</strong> 10/85</th>
</tr>
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<tbody>
<tr>
<td>Andy Cross, 1150 Half Day Rd.</td>
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<thead>
<tr>
<th><strong>35. HINSDALE H. P. C.</strong> 4/02</th>
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<tbody>
<tr>
<td>Sean Gascoigne</td>
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<tr>
<td>19 East Chicago Ave</td>
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<td>Hinsdale, IL 60521</td>
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<td><a href="mailto:sgascoigne@villageofhinsdale.org">sgascoigne@villageofhinsdale.org</a></td>
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<tr>
<th><strong>36. JACKSONVILLE H. P. C.</strong> 10/85</th>
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<tbody>
<tr>
<td>Steve Hardin</td>
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<td>1120 W. College Avenue</td>
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<td>Jacksonville, IL 62650</td>
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<td><a href="mailto:sthardin@csj.net">sthardin@csj.net</a></td>
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<tr>
<th><strong>37. JOLIET H. P. C.</strong> 4/95</th>
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<tbody>
<tr>
<td>Kendall Jackson, 150 W. Jefferson St.</td>
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<tr>
<td>Joliet, IL 60432</td>
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<tr>
<td>815/724-4050</td>
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<tr>
<td><a href="mailto:kjackson@jolietcity.org">kjackson@jolietcity.org</a></td>
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<tr>
<th><strong>38. KANE COUNTY H. P. C.</strong> 8/89</th>
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<tbody>
<tr>
<td>Julia Thavong</td>
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<tr>
<td>Kane County Development Dept.</td>
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<tr>
<td>719 Batavia Ave, Geneva, IL 60134</td>
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<thead>
<tr>
<th><strong>39. KANKAKEE CO HISTORIC PRESERVATION COMM.</strong> 5/09</th>
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<tbody>
<tr>
<td>Michelle Sadler, Office Manager</td>
</tr>
<tr>
<td>Kankakee County Planning Dept.</td>
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<tr>
<td>189 E. Court St., Ste. 201</td>
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<tr>
<td>Kankakee, IL 60901</td>
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<tr>
<th><strong>40. LAKE FOREST H. P. C.</strong> 3/02</th>
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<tbody>
<tr>
<td>Megan O'Neill, 800 Field Drive</td>
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<td>Lake Forest, IL 60045</td>
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<tr>
<th><strong>41. LEMONT H. P. C.</strong> 12/02</th>
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<tbody>
<tr>
<td>James Brown, 418 Main Street</td>
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<tr>
<td>Lemont, IL 60439</td>
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<tr>
<th><strong>42. LOCKPORT HERITAGE AND ARCHITECTURE COMMISSION</strong> 4/95</th>
</tr>
</thead>
<tbody>
<tr>
<td>Christiana Pascaudage</td>
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<td>921 S. State Street</td>
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<tr>
<th><strong>43. MACOMB H. P. C.</strong> 9/09</th>
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<tbody>
<tr>
<td>Ed Basch, Comm. Devel. Coordinator</td>
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<tr>
<th><strong>44. MARENGO H. P. C.</strong> 7/06</th>
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<tbody>
<tr>
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<tr>
<th><strong>45. MARION H. P. C.</strong> 6/06</th>
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<tbody>
<tr>
<td>Ann Stein, 12275 Deer Run Rd.</td>
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<tr>
<th><strong>46. MARSHALL H. P. C.</strong> 7/11</th>
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<thead>
<tr>
<th><strong>47. MAYWOOD H. P. C.</strong> 7/10</th>
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<tbody>
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<td>Tony Thomas</td>
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<tr>
<th><strong>48. MCHENRY CO. H. P. C.</strong> 12/93</th>
</tr>
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<tbody>
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<td>Sean Foley</td>
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<td><strong>49. MOLINE H. P. C.</strong> 8/94</td>
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<tr>
<th><strong>52. MOUNT CARROLL HISTORIC PRESERVATION ADVISORY COMM</strong> 7/86</th>
<th><strong>53. MURPHYSBORO H. P. C. 5/09</strong></th>
<th><strong>54. NAPERVILLE H. P. C. 6/97</strong></th>
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<td>Ying Liu, AICP 400 S. Eagle Street</td>
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<tr>
<td></td>
<td><a href="mailto:lbryant@murphysboro.com">lbryant@murphysboro.com</a></td>
<td><a href="mailto:liyu@naperville.il.us">liyu@naperville.il.us</a></td>
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<tr>
<td>Mercy Davison, Town Planner 100 East Phoenix Ave Normal, IL 61761</td>
<td>Ted Shekell, 255 S. Lincoln Ave. O'Fallon, IL 62269</td>
<td>Doug Kaarre, 123 Madison Street Oak Park, IL 60302</td>
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<tr>
<td>309.424.9590 F 309.888.9670 <a href="mailto:mdavison@normal.org">mdavison@normal.org</a></td>
<td>618.624.4500 ext. 4 F 618.624.4534 <a href="mailto:tshkekkel@ofallon.org">tshkekkel@ofallon.org</a></td>
<td>708.358.5417 F 708.383-6692 <a href="mailto:kaarre@oak-park.us">kaarre@oak-park.us</a></td>
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<tr>
<td>Nectarios Pittos, Planner Development Services Dept. 14700 Ravina Avenue Orland Park, IL 60462</td>
<td>Tami Huftel, City Planner 301 W. Madison St. Ottawa, IL 61350</td>
<td>Jon Branham, City of Park Ridge 505 Butler Place Park ridge, IL 60068</td>
</tr>
<tr>
<td>708.403.6121 F 708.403.6124 <a href="mailto:Npittos@orland-park.il.us">Npittos@orland-park.il.us</a></td>
<td>815.433.0161 ex 40 F 815.433.2270 <a href="mailto:planning@cityofottawa.org">planning@cityofottawa.org</a></td>
<td>847 318 5203 <a href="mailto:jbranham@parkridge.us">jbranham@parkridge.us</a></td>
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<tr>
<td>Josh Naven City of Peoria Historic Preservation Commission 456 Fulton, Suite 402, Peoria, IL 61602</td>
<td>Michael Garrigan 24401 W. Lockport Street Plainfield, IL 60544</td>
<td>Tom Fenten, 706 Maine, 3rd Fl Quincy, IL 62301-4057</td>
</tr>
<tr>
<td><a href="mailto:jlaven@ci.peoria.il.us">jlaven@ci.peoria.il.us</a> (309) 494-8657 (309) 494-8680 FAX</td>
<td>815.439.2824 F 815.436.9785 <a href="mailto:mgarrigan@goplainfield.com">mgarrigan@goplainfield.com</a></td>
<td>217.221.3663 F 217.221.2288 <a href="mailto:tfenten@quincycil.gov">tfenten@quincycil.gov</a></td>
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<td>64. RIVERSIDE PRESERVATION COMMISSION</td>
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<td>Patricia Earley, 27 Riverside</td>
<td>Jill Doak, Urban Planner</td>
<td>Jessica Roberts, City</td>
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<tr>
<td>Riverside, IL 60546</td>
<td>Community Development Dept.</td>
<td>Hall</td>
</tr>
<tr>
<td>708.447.1241 F 708.447.2704 pearley@</td>
<td>1528 Third Avenue</td>
<td>425 East State</td>
</tr>
<tr>
<td>riverside.il.us</td>
<td>Rock Island, IL 61201</td>
<td>Rockford, IL 61104</td>
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<tr>
<td>630.732.2903 F 309.732.2930 doak.jill@</td>
<td>309.732.2903 F 309.732.2930 doak.jill@</td>
<td>815.987.5612 F 815.967.4243</td>
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<tr>
<td>rigov.org</td>
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<td><a href="mailto:jessica.roberts@rockfordil.gov">jessica.roberts@rockfordil.gov</a></td>
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<tr>
<td>Russell Colby, Historic</td>
<td>Abby Bybee</td>
<td>Teri Whitfield</td>
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<td>Preservation Planning</td>
<td>200 S. 9th St., Rm 212</td>
<td>800 E. Monroe, Rm 107</td>
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<td>and Development</td>
<td>Springfield, IL 62701</td>
<td>Springfield, IL 62701</td>
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<td>2 East Main Street St.</td>
<td>217.535.3110 F 217-535.3111</td>
<td>217.789.2377 ex 475</td>
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<tr>
<td>Charles, IL 60174</td>
<td><a href="mailto:abbyb@co.sangamon.il.us">abbyb@co.sangamon.il.us</a></td>
<td>F 217-789.2380 <a href="mailto:teri.whitfield@cwlp.com">teri.whitfield@cwlp.com</a></td>
</tr>
<tr>
<td>630.377.4443 F 630.377.4062 <a href="mailto:rcolby@stcharlesil.gov">rcolby@stcharlesil.gov</a></td>
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<tr>
<td>Rebecca Bird</td>
<td>Steve Sabourin, Senior</td>
<td>Kathie Connolly</td>
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<tr>
<td>400 South Vine Street</td>
<td>Planner</td>
<td>Village of Wayne, PO Box 532</td>
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<tr>
<td>Urbana, IL 61801</td>
<td>100 N. Martin Luther</td>
<td>Wayne, IL 60184</td>
</tr>
<tr>
<td>217.384.2440 F 217-384-2367</td>
<td>King Jr. Ave.</td>
<td>630.584.3000 F 630.584.0259</td>
</tr>
<tr>
<td><a href="mailto:rlbird@city.urbana.ilus">rlbird@city.urbana.ilus</a></td>
<td>Waukegan, IL 60085</td>
<td><a href="mailto:k.connolly@henricksen.com">k.connolly@henricksen.com</a></td>
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<td>847.625.6878 F 847.625.6880</td>
<td>630.584.3000 F 630.584.0259</td>
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<td></td>
<td><a href="mailto:steve.sabourin@ci.waukegan.il.us">steve.sabourin@ci.waukegan.il.us</a></td>
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<td>LuAnn Bombard, Director</td>
<td>Eileen T. Franz</td>
<td>Erika Fabisch, 1200 Wilmette Ave</td>
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<tr>
<td>West Chicago City Museum</td>
<td>Historic Preservation Manager</td>
<td>Wilmette, IL 60091</td>
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<td>132 Main Street</td>
<td>Will County Land Use Department</td>
<td>847.853.7522 F 847.853.7701</td>
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<tr>
<td>West Chicago, IL 60185</td>
<td>58 East Clinton Joliet, Illinois 60432</td>
<td><a href="mailto:fabsicke@wilmette.com">fabsicke@wilmette.com</a></td>
</tr>
<tr>
<td>630.231.3376 F 630.293.3028 <a href="mailto:lbombard@westchicago.org">lbombard@westchicago.org</a></td>
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<td>Nancy Baker, Planner</td>
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<tr>
<td>121 W. Calhoun</td>
<td></td>
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<tr>
<td>Woodstock, IL 60098</td>
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<tr>
<td>815.338.4305 F 815.334.2269 <a href="mailto:nbaker@woodstockil.gov">nbaker@woodstockil.gov</a></td>
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"updated 8-12"
**PBZ Projects and Activities-12.13.10**

**Active Zoning Petitions** (not including petitions on hold)
- 12-19 LRMP Update- Trails
- 13-26 Green Organics, Inc. (Major amendment to Special Use)
- 13-29 Historic Preservation Ordinance (Text Amendment)
- 13-30 Countywide Stormwater Ordinance (Text Amendment)
- 13-31 Candice Hadley (R-3 Special Use for a unique use)
- 13-32 Harlan Farms Ltd. (Revocation of Special Use)

**Active Site Development Permits- 6 active**

**Subdivisions**
- Subdivisions that are under construction:
  - Fields of Farm Colony- Complete
- Subdivisions still open:
  - Highpoint Meadows- Nothing new
  - Schaefer Glen- For Sale
  - Light Road Industrial park- Bought through foreclosure, nothing going on
  - High Grove- Sold some property to the Park District
  - Tanglewood Trails-Potential investor interested in buying

**Projects outside the office**
- NWPA Planning Committee
- Drainage District meetings through the Farm Bureau
- Kane/Kendall Bike & Pedestrian Plan
- County Director Meetings
- Village of Montgomery’s Comp Plan meeting
- Land Use Committee Meeting (CMAP)

**Other Projects in the office**
- Investigate floodplain/zoning issues (2 pretty large water issues currently)
- Stormwater mapping in the field- completed 53 subdivisions so far (Finished Little Rock Township)
- Working on the windshield Survey for Historic Preservation- going through Oswego pictures
- Continue improving the GIS website with regards to information on zoning, permits, etc.
- Work with mapping to convert hard copy allocation maps into an Ag Allocation layer in GIS
- Convert information from pre 1993 permit cards into an excel database to create searchable system of old permit records by PIN or permit number.
- Mobile Home Permits- 5 active, 1 is in violation (must be removed)
Cleaning up office with regards to getting old files scanned- All petitions are scanned, working on 2007 in building permits; have some more site development permits to scan

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

A weekly log sheet showing what I’ve done for that week is available upon request and submitted to Mr. Wilkins weekly

Night meeting hours attended in 2013 so far: 117.75 Hours (68 Meetings)
Night meeting hours attended in 2012 so far: 111.00 Hours (67 Meetings)
Night meeting hours attended in 2011: 98.5 Hours (56 Meetings)
Night meeting hours attended in 2010: 77.50 Hours (37 Meetings)
Night meeting hours attended in 2009: 51.75 Hours (36 Meetings)
Night meeting hours attended in 2008: 53.5 Hours (27 Meetings)
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<td>MAPLE GROVE</td>
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<td>LAND-CASH</td>
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<td>DEPOSIT TOTAL</td>
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