CALL TO ORDER

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

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the March 9, 2015 meeting

EXPENDITURE REPORT: (handed out at meeting) Approval to forward the claims to the Finance Committee in an amount not to exceed $20,000

PUBLIC COMMENT

PETITIONS
1. **15-02 Peter & Laurie Pasteris**
   - Request: A-1 Special Use
   - Location: 1998 Johnson Road, Oswego
   - Purpose: Request an A-1 Special Use to hold special events/banquet hall on their property

2. **15-03 Candice Hadley**
   - Location: 1542 Plainfield Road, Oswego
   - Purpose: Nomination request for landmark status

NEW BUSINESS/OLD BUSINESS

1. Building Permit Extension Requests
2. Approval of an $85,000 payment from MB Financial Bank, The First National Bank of Ottawa and/or BCB Development IV, LLC for the construction costs necessary to close out Tanglewood Trails Subdivision and the approval to negotiate a contract in regard to the same with the above parties and the Tanglewood Trails Homeowners Association
3. Regional Plan Commission and Zoning Board of Appeals vacancies discussion
4. Discussion on bringing back R-2 and R-3 zoning

UPDATE ON HISTORIC PRESERVATION

UPDATE ON CMAP LAND USE COMMITTEE MEETING

PROJECT STATUS REPORT
PERMIT REPORT
REVENUE REPORT
CORRESPONDENCE
EXECUTIVE SESSION

ADJOURNMENT: Next meeting on May 11, 2015
CALL TO ORDER
The meeting was called to order by Chairman Scott Gryder at 6:30 p.m.

ROLL CALL
Present: Lynn Cullick, Bob Davidson, Vice-Chair Judy Gilmour, Chairman Scott Gryder and Jeff Wehrli
Absent: None
Also present: Planning & Zoning Manager: Angela Zubko & County Administrator: Jeff Wilkins
In the audience: Frank Schmalz & son, Jim Friedrich and Bill Anagnostopoulos, County Board member Matt Prochaska and County Board Chairman John Shaw

APPROVAL OF AGENDA
Planner Zubko would like to reverse the two items under new business, she’s like to talk about the Fox Township sign first. Jeff Wehrli made a motion to approve the agenda as amended, Judy Gilmour seconded the motion. All agreed and the motion was approved.

APPROVAL OF MINUTES
Lynn Cullick made a motion to approve the minutes from February 9, 2015. Judy Gilmour 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 $15,626.56 and forward it onto the Finance Committee, Judy Gilmour seconded the motion. With a roll call vote all in attendance agreed and the motion was approved.

NEW BUSINESS/OLD BUSINESS
Discussion on Fox Township message sign verse regulations- Planner Zubko stated in your packet is some information and also handed out was the exhibit. The Fox Township would like to put an illuminated message sign at their property in Millbrook, the issue is the regulations state the message must be up for 5 minutes. The township would like it to be 5 seconds, they also are putting this up through a grant. This is considered a changeable copy sign and would meet all other regulations. Planner Zubko would like to know if they feel this could be considered a minor amendment to their special use and include it in there or if they feel it's a major amendment? Or if the committee would like it to go through the variance process and also be a minor amendment to the special use so that public would be notified? That way it would only be one meeting. Mr. Frederich introduced himself and explained the grant. They would display only governmental messages and non-profits. It would be a sign that shows a message for awhile. Planner Zubko stated in the packet is also a letter of support from the Village of Millbrook. Mr. Gryder stated they had the same issue with the Oswego public library. Mr. Wehrli stated in this case we’d be representing the Village of Millbrook so has no issue with this request. Ms. Gilmour thinks it’s a good idea to share. Mr. Davidson would rather it be an amendment to their special use. Judy is also fine with it
being considered a minor amendment. Mr. Wehrli asked if we can include the Village of Millbrook in the condition. Jeff Wehrli made a motion for the sign to be a minor amendment to their special use with the understanding the Village of Millbrook has asked us to modify it. Lynn Cullick seconded the motion, with a roll call vote everyone voted yes except Mr. Davidson abstained. Planner Zubko will consider it a minor amendment with some language about non-profits.

23 Old Post Road- discussion on violation and how to proceed- Planner Zubko stated last month Frank Schmalz attended the PBZ meeting and discussed his open violation with his trailers. In your packet is some information and pictures from his lot. He was put in violation for having a trailer in his front yard setback. Mr. Schmalz stated at the last meeting that he has owned this property since 1995 and had as many as four trailers on this property. Currently he has 2 trailers and was unaware of registering his property back in 2006 until the violation notice. If he has to move the trailer back behind his house he may have draining problems and also wanted to note that the complainant does not live in the neighborhood. He’s willing to do whatever it takes as he uses this trailer everyday for work so parking it off site would not be helpful. Mr. Schmalz was unaware of this registering and would like to do it now if possible. Mr. Wehrli asked how many trailers are on the site. Mr. Schmalz stated just one trailer and he does use it for work, not for storage. Mr. Davidson verified that a variance can be applied for, Planner Zubko stated yes. Mr. Wilkins thinks the variance is the best route to take. Mr. Wehrli also agreed with the variance. He will apply for the variance.

PETITIONS-
#14-33 Bee Keeping
Planner Zubko stated this was continued from last month and also this started at the PBZ Committee back last August. We worked out some conditions and then it went through the meeting process. It has since been approved with some minor modifications during the 3 committee meetings. They added a condition about HOA’s. Planner Zubko also asked if the Committee would like to forward it to the COW next month or if they’d like it to go straight to the board if it can wait till next month as she will be out of town on the 17th.

Lynn Cullick made a motion, seconded by Jeff Wehrli to recommend approval of the text amendment and forward the petition onto COW. Mr. Wilkins explained where this text came from stated Mr. Sterrett started this text which has not changed except for condition i. It will be an annual permit in case there are issues. Mr. Wilkins went through the conditions. Bill Anagnostopoulos introduced himself and stated he lives in Hawthorne Woods and asked if they can have other bees besides honey bees. Mr. Wehrli stated we’re trying to target honey bees so people can raise honey bees. We won’t know about other bees unless there are hives. Mr. Anagnostopoulos got a copy of the text and showed it to the HOA, the covenants don’t deny bee keeping they created a rule that would not allow them. Mr. Davidson asked if there are any other bees that come back to a colony or hives. Mr. Anagnostopoulos stated there are other bees that live in the trees. Mr. Wehrli asked about the last act at the end of the text amendment. Mr. Wehrli asked about the act and Mr. Wilkins stated you can apply online. Ms. Gilmour wanted to clarify that his HOA denies bees, Mr. Anagnostopoulos stated they consider bees pets so their HOA rules do not allow more than four pets.

With a roll call vote, all were in favor and this will be forwarded to COW in March.

PUBLIC COMMENT- No public left to comment.

UPDATE ON HISTORIC PRESERVATION- Planner Zubko stated in the packet is the historic preservation Plan which actually ties the counties LRMP to the historic preservation commission. It’s divided into two sections; the first section investigates the goals outlined in the Kendall County Board’s LRMP as adopted and amended
from time to time. The detailed review recognizes the alignment of the Preservation Commission's activities with the historic, cultural, commercial and environmental goals identified as relevant by the County Board. The second section outlines the projects that have been completed, are in progress or under consideration for future focus by the Preservation Commission. The table in this section helps identify the priorities of the commission and loosely defines target completion years for each project. This document is used by the commission to keep them focused and assist in measuring progress for this volunteer group. Mr. Wehrli stated this is a long time and it's good to see we're starting to be able to show off some property.

**UPDATE ON CMAP LAND USE COMMITTEE MEETING**- Planner Zubko stated the land use committee did not meet in February and will be absent for the meeting this month.

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

**ADJOURNMENT**- Next meeting will be on April 13, 2015
Lynn Cullick made a motion to adjourn the meeting. Judy Gilmour seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 7:28 p.m.

Respectfully Submitted,
Angela L. Zubko
Planning & Zoning Manager
15-02
Peter & Laurie Pasteris
A-1 Special Use

SITE INFORMATION
PETITIONERS Peter & Laurie Pasteris

LOCATION 1998 Johnson Road, Oswego; on the south side of Johnson Road, 1 mile east of Schlapp Road, 1.45 miles west of Ridge Road

TOWNSHIP NaAuSay Township

PARCEL # 06-11-100-004 & 06-11-100-008

SIZE 12.5 Acres

EXISTING LAND USE Farmhouse, pasture & farmland

ZONING A-1 Agricultural

LRMP

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Suburban Residential; Plainfield: Countryside Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>Johnson Road is a minor collector roadway</td>
</tr>
<tr>
<td>Trails</td>
<td>There is a trail proposed along the south side of the roadway. Please contact Plainfield for dedication request.</td>
</tr>
<tr>
<td>Floodplain/Wetlands</td>
<td>There is no floodplain or wetland on the property</td>
</tr>
</tbody>
</table>

REQUESTED ACTION Approval of an A-1 Special Use Permit to operate a banquet hall on their property for special events.

APPLICABLE REGULATIONS §7.01.D.42 (A-1 Agricultural Special Uses- Veterinary Establishment)
§11.01 (Parking Regulations)
§12.08 (Agricultural Sign Regulations)
§13.08 (Special Uses)
### SURROUNDING LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ½ Mile</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential</td>
<td>R-2</td>
<td>Rural Residential</td>
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<tr>
<td>South</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Suburban Residential</td>
<td>A-1; Plainfield</td>
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<tr>
<td>East</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Suburban Residential</td>
<td>A-1; A-1SU</td>
</tr>
<tr>
<td>West</td>
<td>Agricultural</td>
<td>A-1</td>
<td></td>
<td></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
An executive summary will be provided since there are future buildings proposed.

### ACTION SUMMARY
**TOWNSHIP**
(\NaAuSay) The township Plan Commission met March 12, 2015 and received an unanimous vote in favor of the project. They appeared at the March 16, 2015 Township Board meeting and received a unanimous approval.

**MUNICIPALITY**
(Plainfield) Sent to Plainfield on 2.20.15, have not heard back.

**ZPAC 3.3.15**
The petitioner was requested to contact the Fire Protection District to make sure they do not have concerns; the Sheriff's office had some safety and noise concerns. A couple conditions have been added and they committee recommended approval.

**RPC 3.25.15**
The Plan Commission recommended approval and there was discussion this will be a low impact use not utilized every weekend.

**SUHO 4.6.15**
The Hearing Officer made a favorable recommendation with staff's suggested 9 conditions.

### REQUESTED ACTION
**GENERAL**
Approval of an A-1 Special Use Permit to operate a banquet hall on their property for special events. According to our Zoning Ordinance:

- Banquet Halls are permitted subject to the following conditions:
  a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
  b. The subject parcel must be a minimum of 5 acres.
  c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
  d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.
  e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
  f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
g. The noise regulations are as follows:
   Day Hours: No person shall cause or allow the emission of sound
during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source
to any receiving residential land which exceeds sixty five (65) dBA
when measured at any point within such receiving residential land,
provided; however, that point of measurement shall be on the property
line of the complainant.
   Night Hours: No person shall cause or allow the emission of sound
during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source
to any receiving residential land which exceeds fifty five (55) dBA when
measured at any point within such receiving residential land provided;
however, that point of measurement shall be on the property line of the
complainant.

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

ROADWAY Since Johnson Road is not a major collector or arterial roadway. The petitioner
must get approval from the NaAuSay Township roadway commissioner.
Permission was granted from the Roadway Commissioner

PLAN The petitioner has shown where they would like to construct a concrete pad this
summer and keep up a seasonal tent from May 1st to November 15th at the size of
40' x 80' and also a barn with future bathrooms. This also seems to be the same
location as the parking.

EMPLOYEES The petitioners have stated everything would be done through a catering company
which will staff their own employees.

NUMBER OF PEOPLE The petitioner has stated they would like to have a maximum of 200 guests at one
time.
PARKING  The petitioner has stated the guest will park in the hayfield no matter what the weather conditions are and if the crop is in.

R.O.W.  Staff will defer to the Township if ROW will be requested to be dedicated at this time.

TRAIL  Staff will defer to the Village of Plainfield if a trail easement will be requested to be dedicated at this time.

SIGNAGE  No signage is proposed at this time, if they would like to have a sign they would need to comply with Section 12 of the Zoning Ordinance and apply for a building permit.

ACCESS  The property currently has an access point off of Johnson Road which is the same access they propose to use for the special events.

STORMWATER  Since there are no proposed improvements a stormwater permit is not required.

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 special use will not be detrimental or 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 petitioner is not proposing to change the site but have a temporary tent up during events therefore keeping with the residential and agricultural character of the neighborhood.

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 at this time and no new roadways or drainage to the property. They will be adding a septic in the future, park on the hayfield and will use the current access point onto Johnson Road.

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 only regulation they do not meet is that it must be located on a major or arterial roadway but they have received permission from the township road commissioner. All other regulations will conform.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use will not be every weekend so most of the time it will just be residential uses and not events.

RECOMMENDATION  Staff is waiting for a new legal description before this can be on the County Board.

G:\REPORTS\2015-02 Peter & Laurie Pasteris (A-1 Special Use)\PBZ (4.7.15).docx
Prepared by Angela L. Zabko, Planning & Zoning Manager
Page 4 of 5
agenda. Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. The principal use of the property is for residential purposes and/or farming.
2. A maximum of 200 persons at any one time
3. All events must be catered unless approved by the Health Department.
4. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.
5. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
6. The noise regulations are as follows:
   Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) 60 dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.
   Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o’clock (7:00) A.M. and ten o’clock (10:00) P.M.
7. Porta Johns (and other temporary bathroom facilities) need to be removed within 2 business days after each event.
8. Events can run from May 1st through November 15th and the temporary tent can be erect from May 1st through November 15th.
9. Entities having jurisdiction may inspect the property annually including but not limited to the Planning, Building Zoning Department, Health Department, sheriff’s office and fire protection district in order to ensure that conditions of the special use permit are still being met and that the permit is still applicable for the operation.

ATTACHMENTS
1. ZPAC Meeting Minutes on 3.3.15
2. RPC Meeting Minutes on 3.25.15
3. SUHO Meeting Minutes on 4.6.15
4. Letter opposing from Old 2nd Bank
5. Letter from Attorney Kramer addressing Old 2nd Bank concerns
6. Draft Ordinance including description of business and site plan
#15-02 Peter & Laurie Pasteris

Planner Zubko stated Peter & Laurie Pasteris are requesting approval of an A-1 special use permit to operate a banquet hall on their property for special events. The applicants do live in the house on the property. The property is located at 1998 Johnson Road and is on the south side of Johnson Road, 1 mile east of Schlapp Road and 1.45 miles west of Ridge Road. There is a trail proposed along the south side of the roadway and Planner Zubko suggests contacting Plainfield for a dedication request. There is no record of State-listed threatened or endangered species in the vicinity of the project location. For the NRI an executive summary will be provided since there are future buildings proposed. The Soil and Water Conservation Meeting is next Monday night, March 9th. According to the Zoning Ordinance a banquet hall can be operated if the following are met:

1. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
2. The subject parcel must be a minimum of 5 acres.
3. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
4. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.
5. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
6. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
7. There are noise regulations

The petitioner meets most of them except number one, Johnson Road is designated as a minor collector roadway therefore a variance will have to be requested. Also they must get approval from the NaAuSay Township highway commissioner. The proposed site plan shows a temporary tent and temporary bathrooms will be placed about 200’ from Johnson Road northwest of the house. For a long term plan the petitioner has shown where they would like to construct a concrete pad to keep up a tent from April to October at the size of 40’ x 80’ and also a barn with future bathrooms. This also seems to be the same location as the parking. Staff would like to know how many employees the petitioner plans to have or will it all be through a catering business with their employees? The petitioner has not suggested a number of people so staff has started with a number of 100 as a condition. The petitioner has stated the guest will park in the hayfield but what if it’s muddy or if the crop is in? Also there is a fence blocking the hayfield for 350’, the guests won’t park near the north circular drive? No signage is proposed at this time, if they would like to have a sign they would need to comply Section 12 of the Zoning Ordinance and apply for a building permit. No hours of operation have been proposed. The property currently has an access point off of Johnson Road which is the same access they propose to use for the special events. Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. The principal use of the property is for residential purposes and/or farming.
2. A maximum of 100 persons at any one time
3. All events must be catered unless approved by the Health Department.
4. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.
Planner Zubko would also like to note this is in NaAuSay Township so this is a dry township so alcohol cannot be sold on the premises.

Attorney Daniel Kramer introduced himself and introduced his clients. He stated it's a nice farmette with fencing and a barn. They've had a number of requests to host weddings on the farm. It's planned to be a low intensity business. Also they will be parking on the hay even if the crop is in. If this takes off they will erect a more permanent structure. They'd like to pour the pad soon to have a hard surface floor. They have talked to the Health department about temporary bathrooms and do have a large oversized well. If they build bathrooms they will need a new septic system. Mr. Kramer would like the number of people raised to 200 people and fine with the other conditions. There will be no kitchen on site, it would all be catered.

Brian Holdiman stated if anyone has talked to the local fire protection district? Mr. Kramer stated they are going to the NaAuSay township board this month. Mr. Holdiman wanted to make sure they talk to the fire district as there is a fine line for temporary versus permanent. Mr. Holdiman asked if they could comply with the noise ordinance.

Judy Gilmour sought some clarification on the parking in the hay field. Ms. Gilmour asked if they've had any comments from neighbors? Mrs. Pasteris' stated they have talked to a couple and only expect occasional events.

(Started recording)

Aaron Rybski stated he has talked to the petitioner awhile ago and this will be very infrequent. He would like the porta-johns as a condition that they need to be removed within 2 business days after the event.

Ms. Judy Gilmour asked about the tent and if it's removed after each event. Mr. Kramer stated after the pad is poured they would like to keep it up and even till the pad is poured. Mr. Holdiman asked if we could put a condition from Memorial Day to Labor day for the tent to be up, May 1 to November 15. There was a brief discussion on temporary versus permanent and how often the events will be held.

Mike Peters has a few concerns about neighbors and the safety of the events. The noise with the neighbors is the most realistic concern. He explained the noise regulations and how it's measured at the neighbor's property line. Maybe position the speakers away from the neighbors. Also safety of having 100 to 200 people is a concern as sometimes problems arise. They have not planned to have any security at this time. Mrs. Pasteris plans to have staff walking around making sure there are no problems.

Fran Klaas wanted to confirm they are using the same access points. The petitioner stated yes they're using the existing drives. Mr. Klaas asked Mr. Rybski why the state is against port a potties. Mr. Rybski stated if it's to be used in a more permanent manner they'd like permanent bathrooms.

With no further comments Fran Klaas made a motion, seconded by Judy Gilmour to approve the special use and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois

Meeting Minutes of March 25, 2015

#15-02 Peter & Laurie Pasteris
Planner Zubko stated Peter & Laurie Pasteris are requesting approval of an A-1 special use permit to operate a banquet hall on their property for special events. The applicants do live in the house on the property. The property is located at 1998 Johnson Road and is on the south side of Johnson Road, 1 mile east of Schlapp Road and 1.45 miles west of Ridge Road. There is a trail proposed along the south side of the roadway and Planner Zubko suggests contacting Plainfield for a dedication request. There is no record of State-listed threatened or endangered species in the vicinity of the project location. For the NRI an executive summary will be provided since there are future buildings proposed. According to the Zoning Ordinance a banquet hall can be operated if the following are met:

8. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
9. The subject parcel must be a minimum of 5 acres.
10. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
11. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.
12. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
13. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
14. There are noise regulations

The petitioner meets most of them except number one, Johnson Road is designated as a minor collector roadway therefore a variance will have to be requested. Also they must get approval from the NaAuSay Township highway commissioner. The proposed site plan shows a temporary tent and temporary bathrooms will be placed about 200’ from Johnson Road northwest of the house. For a long term plan the petitioner has shown where they would like to construct a concrete pad to keep up a tent from May to November 15th at the size of 40’ x 80’ and also a barn with future bathrooms. The petitioner has stated the guest will park in the hayfield even if a crop is in. The property currently has an access point off of Johnson Road which is the same access they propose to use for the special events. Staff would recommend approval and the following conditions be placed on the special use, if approved:

5. The principal use of the property is for residential purposes and/or farming.
6. A maximum of 200 persons at any one time
7. All events must be catered unless approved by the Health Department.
8. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.
9. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
10. The noise regulations are as follows:
   Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

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

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

11. Porta Johns need to be removed within 2 business days after an event.
12. Events and the temporary tent can be erect from May 1st through November 15th.
13. Entities having jurisdiction may inspect the property annually including but not limited to the Planning, Building Zoning Department, Health Department, sheriff's office and fire protection district.

Planner Zubko would also like to note this is in NaAuSay Township so this is a dry township so alcohol cannot be sold on the premises.

The ZPAC Committee had many concerns which all were addressed by addition conditions. The concerns were that the fire protection district has been contacted, the number of people, noise (the location of speakers was suggested), port a potties, the dates the tent can be up and parking. Also getting approval from the township and road commissioner.

Attorney Daniel Kramer introduced himself and introduced his clients. The petitioner is unaware of where this property is located as Old Second is not an owner they notified. The concerns have been addressed at the ZPAC Committee meeting. He stated it's a nice farmette with fencing and a barn. They've had a number of requests to host weddings on the farm and would like to have 3 or 4 a year at the beginning. It's planned to be a low intense business. They will be putting up and taking down the tent at the beginning as it's cheaper to do it that way until they get more steady business. Attorney Kramer discussed noise and will stay in the parameters of the ordinance. Peter and Laurie have an active horse farm so will have security making sure their animals are safe. The township recommended approval.

Planner Zubko stated the trust is the owner directly west of this property.

Mr. Ashton asked if they've talked to the Plainfield Fire Protection District, Mr. Kramer stated yes and they just need to contact them when the tent is erected, if it was new structures there would be conditions.
Ms. Wilson asked if the weddings will become more frequent then the 2-3 a year? Mr. Pasteris is leaned to do this on a small scale and to make it work probably have about 5-6 a year. The reason she asks that this seems like a burdensome task to remove the porta johns and then bring them back. The Attorney stated they’re really easy as they’re on a trailer and if they were left it would leave an odor. The tent will no longer be in the northwest corner of the property, everything will be in the future location.

Mr. Casey asked how many horses are they, he stated 2 are his and 3 are other people’s. Mr. Wormley asked about Johnson Road, Mr. Pasteris stated it is tar and chip. Mr. Wormley asked about garbage, they owner stated they would have a larger dumpster and it gets picked up on Monday.

No one from the audience had any comments or questions.

Claire Wilson made a motion to approve the special use with staff’s recommended conditions, Budd Wormley seconded the motion. With a roll call vote all were in favor and this will move onto the next SUHO meeting a week from Monday.
KENDALL COUNTY
SPECIAL USE HEARING OFFICER
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
April 6, 2015 – 7:00 p.m.

PETITIONS
#15-02 Peter & Laurie Pasteris
Planner Zubko stated Peter & Laurie Pasteris are requesting approval of an A-1 special use permit to operate a banquet hall on their property for special events. The applicants do live in the house on the property. The property is located at 1998 Johnson Road and is on the south side of Johnson Road, 1 mile east of Schlapp Road and 1.45 miles west of Ridge Road. There is a trail proposed along the south side of the roadway and Planner Zubko suggests contacting Plainfield for a dedication request. There is no record of State-listed threatened or endangered species in the vicinity of the project location. For the NRI an executive summary was provided since there are future buildings proposed. According to the Zoning Ordinance a banquet hall can be operated if the following are met:

1. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
2. The subject parcel must be a minimum of 5 acres.
3. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
4. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.
5. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
6. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
7. There are noise regulations

The petitioner meets most of them except number one, Johnson Road is designated as a minor collector roadway therefore they received permission from the township highway commissioner to use the roadway. For a long term plan the petitioner has shown where they would like to construct a concrete pad to keep up a tent from May to November 15th at the size of 40' x 80' and also a barn with future bathrooms. The petitioner has stated the guest will park in the hayfield even if a crop is in. The property currently has an access point off of Johnson Road which is the same access they propose to use for the special events. Staff would recommend approval and the following conditions be placed on the special use, if approved:

14. The principal use of the property is for residential purposes and/or farming.
15. A maximum of 200 persons at any one time
16. All events must be catered unless approved by the Health Department.
17. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.
18. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
19. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) 60 dBA when measured at any point within such
receiving residential land, provided; however, that point of measurement shall be on
the property line of the complainant.

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

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

20. Porta Johns (and other temporary bathroom facilities) need to be removed within 2
business days after each event.

21. Events can run from May 1st through November 15th and the temporary tent can be
erect from May 1st through November 15th.

22. Entities having jurisdiction may inspect the property annually including but not limited
to the Planning, Building Zoning Department, Health Department, sheriff’s office and
fire protection district in order to ensure that conditions of the special use permit are
still being met and that the permit is still applicable for the operation.

Planner Zubko would also like to note this is in NaAuSay Township so this is a dry township so
alcohol cannot be sold on the premises.

The ZPAC Committee had some concerns which all were addressed by addition conditions.
The concerns were that the fire protection district be contacted, the number of people, noise
the location of speakers was suggested), port a potties, the dates the tent can be up and
parking. Also getting approval from the township and road commissioner. Since then the
petitioner has talked to the fire protection district and received approval from the township.

The Plan Commission recommended approval as well and agreed with the petitioner this will be
a low impact use. There was no audience members that spoke and there was one letter that
was read in opposition that is in the packet tonight.

Attorney Daniel Kramer introduced himself and his clients. He stated a banquet facility sounds
large but this will be low use and will be using a tent. The property is about 7 acres and
discussed they received approval from all the meetings. They’ve had a number of requests to
host weddings on the farm and would like to have 3 or 4 a year at the beginning. It’s planned to
be a low intense business. Peter and Laurie have an active horse farm so will have security
making sure their animals are safe. The township recommended approval.

Mr. Werderich verified the petitioner did contact the Village of Plainfield and the fire protection
district but have not heard back from the Village. They have talked to the fire protection district
on future requirements if they construct a building. Mr. Werderich asked about the parking plan
and how it works with rain. Attorney Kramer stated it has to be really bad weather so the
parking lot will be like at the County Fairgrounds so the ground is dense and doesn’t get too
mushy. If a huge rain event happens they’re looking for remote parking like churches nearby or
the Keller Farmstand. Mr. Pasteris stated the topography of his land does not have water
standing as it runs south to the creek. Mr. Werderich asked about retail sales, Planner Zubko
stated some of the conditions came from Emerson so just keeping it the same in case they’d
like to sell something. Mr. Werderich did see the letter and response to Old Second Bank and
have not heard back. Mr. Kramer stated they have not heard back from the trust, they have talked to the owners so it might be a trust officer.

Mr. Walter Werderich opened up the public hearing to the audience members.

With no testimony Walter Werderich closed the public hearing.

Special Use Hearing Officer Werderich reviewed the Findings of Fact for a special use as follows:

§ 13.08 J of the Zoning Ordinance outlines findings that the Hearing Officer must make in order to grant a special use. The planner 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 special use will not be detrimental or 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 petitioner is not proposing to change the site but have a temporary tent up during events therefore keeping with the residential and agricultural character of the neighborhood.

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 at this time and no new roadways or drainage to the property. They will be adding a septic in the future, park on the hayfield and will use the current access point onto Johnson Road.

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 only regulation they do not meet is that it must be located on a major or arterial roadway but they have received permission from the township road commissioner. All other regulations will conform.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use will not be every weekend so most of the time it will just be residential uses and not events.

Wally Werderich made a favorable recommendation with the above findings of fact and the 9 conditions that staff has recommended. This will be moved onto the PBZ Committee next Monday at 6:30pm.
March 29, 2015

Angela Zubko
Planning and Zoning Manager
Kendall County Building and Zoning Department
Kendall County Office Building
111 West Fox Street
Yorkville, Il 60560

Re: Petition #15-02

Dear Ms. Zubko:

Please be advised that Old Second National Bank, as Trustee, owns the unimproved farm land immediately adjacent to, and to the west of, the land that is the subject of the above-captioned petition. As Trustee, Old Second National Bank has a fiduciary duty to protect the land from adverse consequences that might occur from actions taken by neighboring landowners.

As we understand it, the petitioners are seeking an A-1 Special Use to allow the construction of a "seasonal tent facility" that will be used for special events. They are also seeking a variance to operate the events off a minor collector roadway.

Old Second National Bank, as Trustee, objects to the granting of the Special Use and variance for the following reasons:

- Traffic congestion that will occur along a road that is not designed for transporting the number of vehicles that this facility will attract.
- The lack of aesthetic appeal of a "tent facility" versus that of a permanent facility.
- The real risk that attendees of these special events will find their way onto our land. These incursions can cause real damage to our property, as well as raise the cost of our liability insurance. This will be especially true in the early days when the line at the porta-potty is long.
- The noise that this facility will produce when operating. This will affect future use, as well as short-term, if we choose to include livestock in our operation.
- There is a high probability that parking will spill out of the lot and onto the road. This will interfere with farm machinery that traverses the road in the same part of the year that the tent facility will operate.
March 19, 2015
Page Two

While our land is currently being farmed we, as Trustee, must look to the future. At some point in time, developing the property with personal residences may be feasible. Certainly, the problems just enumerated would cause a diminution in the value of our property for residential purposes.

Sincerely,

Christopher Barry, J.D.
Senior Vice President and
Senior Trust Counsel
March 26, 2015

Christopher Barry, J.D.
Senior Vice President and Senior Trust Counsel
Old Second Wealth Management
37 South River Street
Aurora, IL 60506

RE: Zoning Petition 15-02

Dear Mr. Barry

I represent the Petitioner on the Special Use seeking approval for an outdoor wedding facility.

Although your letter was dated March 29, 2015 the Hearing actually was last night on March 25, 2015 so I am sure it is a misdate on the letter. I regret that we did not have an opportunity to either speak or answer some of your questions ahead of time. But in an endeavor to keep good neighborly relations I am going to do so now. At least one of the beneficiaries of your Trust contacted my clients directly in the past few weeks and when they explained exactly what they were proposing to do on their property he said he had no objection whatsoever. I don’t know if his mind was changed, or if he gave you direction to send your letter prior to that meeting. I would ask that you confirm his discussion with my clients as well.

With regard to the questions you raised, they have been considered by what is known as the Zoning and Plating Advisory Committee which is all of the Kendall County Governmental Department Heads that affect traffic, public health, zoning, and the like.

Going by your bullet points I will answer as follows:

1. Traffic Congestion: On days that there are weddings there certainly would be more traffic than is normally accustomed on Johnson Road. However they anticipate a very light volume of using the outdoor facilities for dates. In this first year of operation if they have three functions they would feel very successful and in future years if they had 6 to 10 they would likewise feel very successful. The
number of cars would be of course at the limited time coming in for the wedding and leaving and my clients would provide traffic direction.

2. Aesthetic Appeal: The white wedding tent that they would use on a current basis would be taken down after the events unless they occurred close together. There is an economy scale of renting as opposed to buying a tent and you simply can’t rent it and leave it up for a long duration unless you have number of functions. They are actually quite attractive and we have two similar facilities located in Kendall County one on Grove Road and one actually in the City of Plan in residential neighborhood and we have no neighbors complain about the detraction from quality of life. You have probably seen them at wedding functions yourself with the windows and the sides when they are down and do not present an unattractive appearance.

3. Trespassers: The property that is to be used for this Special Use if you go on a goggle earth the County Real Estate Tax Department colored maps you will see it is a high-class thoroughbred horse farm with beautiful white fencing, a high-end residence, a perfectly maintained barn, hay pasture fields, and manicured lawn. If anybody has a desire not to create a negative financial value to property or harm the aesthetics it is my clients who live and will continue to reside and operate the venue right on-site.

My clients further own thoroughbred race horses that are of substantial value. They will have their own security present at events to make sure not only that there are not trespassers on any adjoining non-owned property but to make sure wedding guests stay within the area that is used for the reception and wedding ceremony itself. They have a substantial risk in maintaining the proper decorum at site because of the horses that cannot brooke any interference and because of a swimming pool they have on-site and they certainly don’t want anyone falling into a pool and having an incident.

As to the claim that there would be long lines at a port-o-potty, that is just absolutely not true. The clients plan on renting the portable trailer systems that have bathrooms that would put many high-end residences to shame, that are used for such events. The trailer comes in shortly before the event and is removed immediately the day after for emptying and sanitizing. It would not be the days of the green or yellow port-o-potties you see on a construction site that would sit out there for a summer and create odor and aesthetic views. I have been to several country weddings like this where these movable trailers have been brought in and again they present no problem whatsoever and usually have enough facilities that there is not a long line at all.

4. Noise: Kendall County has a rather strict Noise Control Ordinance that allows decibel readings of only 65 decibels at the property line of the applicant’s property. In other words if you took your telephone it has an app and someone like myself who has a rather loud voice speaks into it I will usually register about
85 decibels on that app. The simple method of turning speakers within the tent for DJ's or music played at wedding will keep the decibel reading below 65 at the lot line. If you question that again it's from actual experience where the County goes out and tests as do the municipalities and we have done so in a similar venue inside of municipalities where the lot lines are much closer to the public street and can easily meet the 65 decibel level.

You would hear a higher decibel level at your property of your client from a farm tractor going by or a very loud pick-up truck.

5. Parking on Public Road: Johnson Road is tar and chip road with a hard surface, but it would not be conducive with a ditch system to parking wedding traffic. We have more than enough parking facilities lined up in the hay field which would be used for parking and my clients intend to totally valet park in other words they will not once somebody pulls into the driveway for the event allow them to proceed into the hay field it will be with the valet doing so. There is more than enough parking for the amount of patrons that will be the limit on our facilities. There is absolutely no parking as a condition of the proposed special use to be permitted on Johnson Road.

In fact if there is inclement weather which would have to be an awful down poor to be prevent parking on the hay field, my clients have made arrangements for a remote shuttling to a common parking lot off-site.

6. Interference with Farming Operation: Actually we do not believe that there would be interference with farming operations. The season where people generally are married outdoors are in are warmer summer months. With the large farm machinery on the adjacent vacant farm land, usually the farmers are in on the early part of April and there are minimum farming operations going on between then and fall harvest. Again there is a possibility we could have function there when the fall harvest is going on, but at the time of day that the functions would generally be on a Saturday and for a limited period of time we do not see it interfering with farm traffic whatsoever.

Hopefully these responses put your client somewhat at ease and if they would like to meet with Mr. and Mrs. Pasteris who are along time residents they would be most happy to sit down with them and show them their detailed plans including pictures of the lavatory facilities and so on.

Conversely if you wish to speak with me I likewise would be happy to attempt to answer any questions you have.
Very truly yours,

Daniel J. Kramer

Daniel J. Kramer,  
Attorney at Law

DJK/eth

Enclosures
ORDINANCE NUMBER 2015 - ______

GRANTING AN A-1 SPECIAL USE AT
1998 JOHNSON ROAD, OSWEGO
TO OPERATE A BANQUET HALL FOR SPECIAL EVENTS

WHEREAS, Peter & Laurie Pasteris have filed a petition for a Special Use within the A-1 Agricultural Zoning District for a 12.5 acre property located on the south side of Johnson Road, 1 mile east of Schlapp Road, 1.45 miles west of Ridge Road, commonly known as 1998 Johnson Road, (PIN #'s 06-11-100-004 & 06-11-100-008), in NaAuSay Township; and

WHEREAS, said property is currently zoned A-1 Agricultural; and

WHEREAS, said petition is to obtain an A-1 Special Use Permit to operate a banquet hall on their property for special events; and

WHEREAS, said property is legally described as:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on April 6, 2015; 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 special use will not be detrimental or 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 petitioner is not proposing to change the site but have a temporary tent up during events therefore keeping with the residential and agricultural character of the neighborhood.

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 at this time and no new roadways or drainage to the property. They will be adding a septic in the future, park on the
hayfield and will use the current access point onto Johnson Road.

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 only regulation they do not meet is that it must be located on a major or arterial roadway but they have received permission from the township road commissioner. All other regulations will conform.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use will not be every weekend so most of the time it will just be residential uses and not events.

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 special use zoning permit to operate a banquet hall on their property for special events in accordance to the submitted Description included as “Exhibit A” and the submitted Site Plan included as “Exhibit B” attached hereto and incorporated herein subject to the following conditions:

1. The principal use of the property is for residential purposes and/or farming.
2. A maximum of 200 persons at any one time
3. All events must be catered unless approved by the Health Department.
4. Compliance with applicable building codes and Americans with Disabilities Act accessibility provisions and securing of the required permits associated with any proposed remodeling, alteration, construction or expansion of existing and proposed structures on the premises.
5. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
6. The noise regulations are as follows:
Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty 60 dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

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

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

7. Porta Johns (and other temporary bathroom facilities) need to be removed within 2 business days after each event.

8. Events can run from May 1st through November 15th and the temporary tent can be erect from May 1st through November 15th.

9. Entities having jurisdiction may inspect the property annually including but not limited to the Planning, Building Zoning Department, Health Department, sheriff’s office and fire protection district in order to ensure that conditions of the special use permit are still being met and that the permit is still applicable for the operation.

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 21, 2015.

Attest:

__________________________  __________________________
Debbie Gillette            John Shaw
Kendall County Clerk       Kendall County Board Chairman
Petitioners desire to on a short term basis, set up a tent and provide rural weddings, with an open side yard space and portable bathroom trailer.

The long range plan would include pouring a concrete slab on the area indicated in the attached drawing, and creating a more permanent site for a year round tent and possible multi-season wedding events on an intermittent basis.

Attached detailed plan:

1. The Site would be used to hold private weddings.

2. No food would be produced on-site, all events would be catered.

3. The existing well head and septic would be protected in the open field area keeping cars limited to parking on an existing hay field, and having the area cordoned off where the well and septic field are located.

4. If a permanent facility was sought to be constructed and the special use expanded provision for an additional permanent septic field and Health Department approval would be obtained prior to commencing any permanent type site improvements

5. Petitioners have met with the Kendall County Health Department (Aaron Rybski) who has indicated that portable bathrooms for intermittent use would satisfactory under the Kendall County and State of Illinois Health Code as long as permanent improvements were not constructed.
Notes:
- Allows for 8' width per car
- Allows for 10' depth per car
- Allows for 18' wide, isle ways

This area can conservatively handle 195 cars if needed.

EXHIBIT B
SITE INFORMATION

PETITIONERS  Candice Hadley

LOCATION  1542 Plainfield Road; on the south side of Plainfield Road about 1.1 miles west of Ridge Road

TOWNSHIP  Oswego Township

PARCEL #  03-35-377-003

SIZE  5 Acres

REQUESTED ACTION

GENERAL  The owner, Candice Hadley is requesting approval to landmark her home at 1542 Plainfield Road, Oswego, IL.

YEAR BUILT  1865

HISTORIC OWNER  Gilbert & Mary Ann (Cass) Gaylord

JUSTIFICATION  The Gilbert Gaylord House is an extremely well-preserved example of Italianate architecture. The main structure is virtually unchanged and over the past two decades, the current owner has painstakingly restored the front porch, preserved the brackets under the eaves, had the brick tuck-pointed and installed copper gutters. The east side addition was built in 2007 in a manner similar in style and materials to the original, without detracting from the original structure's historic integrity. There are no other brick Italianates in Oswego or the surrounding
towship that compare to this structure. Additionally, the structure is eligible for listing in the National Register of Historic Places. The house qualifies for “Criterion C for architecture as a good representative example of an asymmetrical Italianate residence.” The structure also has been recognized as a Property of the Season by the Oswego Historic Commission and has been named an Oswego Township Heritage Place.

ARCHITECTURAL DESCRIPTION

The Italianate Gaylord two-story brick residence is a gabled ell sitting on a cut limestone, raised foundation. Tall, arched windows are delineated with cut stone sills and corbelled lintels; broad eaves are supported with massive, incised brackets. There are two front entrances; one with double doors. Ornate porches adorn the front and rear facades.

The exterior of this 150 year old home has been painstakingly maintained in a manner befitting its historic stature.

There are two main floors, plus (finished) basement and renovated attic.

The original main floor has four rooms: formal front parlor, family room (converted in early 1970's from two smaller rooms), dining room and kitchen. The original pine plank flooring is still intact in all rooms except the kitchen; as is all original woodwork and some doors.

- There is a staircase with the original curved banister inside the double doors (with a curved wall underneath). Another curved wall in the hallway is hidden behind a door that decades ago was installed for access to a half bath.
- The formal front parlor, currently a wheelchair accessible bedroom, has original crown molding.
- The dining room features a stone mantle fireplace recently installed to replace a circa 1970's inappropriate brick “Colonial” fireplace. A door leading to a “silverware closet” under the stairs has been walled over (decades ago a large radiator was installed in that space to heat the main hallway).
- The kitchen was renovated in 2007 utilizing the traditional materials including cherry wood cabinets (stained to match original curve-top kitchen door) and soapstone countertops. The narrow staircase leading to the basement is still intact under the floor of a pantry.

A historically appropriate addition was built in 2007 off the east side (off kitchen) to make the home accessible for the current owner’s now adult son who uses a power wheelchair. Of brick construction, the addition includes 7 new windows replicating the original structure (and the removed kitchen window as reutilized over the new staircase leading to the lower level). Other details: French doors leading into the rear screen porch, hardwood floors, wainscoting, masonry fireplace and slate tile in entry hall (new rear entrance and enclosed wheelchair lift).

The second floor of the original structure originally included five rooms, three bedrooms, a billiard room and probably a maid’s room. Currently there are four bedrooms, one bathroom (top of main stairs) and the maid's room is now a master bath. There also is a rear staircase from the dining room (next to the fireplace) leading up to a small hallway to the master bath, bedroom and attic stairway.

The attic space, which had been an unheated space until 1995, is now an airy T-shaped office space with three work areas, a storage closet, cedar closet and
furnace room. One casement window (similarly styled to the original windows) was added to the south as were four skylights, one of which provides roof access and emergency egress.

The basement level originally included four rooms with access via the narrow kitchens staircase and an exterior cellar entrance. Currently there is a workshop, two finished rooms with ceramic tile floor and wainscoting, as well as laundry and furnace rooms. Access to the lower level of the new addition is adjacent to the laundry/furnace area.

The new space includes a large room with six garden-level windows, a foyer for the wheelchair accessible entrance and a handicapped accessible bathroom.

The north-facing stately brick home resides on 5.27 acres in a rural setting, four miles southeast of Oswego. A 100+ year old barn, corn crib, hog house, machine shed and chicken coop remain on the property, in addition to a front yard with large maples along the curved brick drive, a field, two fenced horse pastures, gardens and an orchard. While the former B & B remains a private residence, the grounds and farm buildings are now open to the public for weddings, receptions, company events and family celebrations as Gaylord House & Gardens, LLC.

HISTORICAL NARRATIVE

The impressive Italianate home was built in 1865 by Gilbert and Mary Ann Gaylord.

Emigrating from Fulton County, New York, several members of the extended Gaylord family began to purchase land in Kendall County, Illinois between 1843 and 1844. A year or two earlier, Gilbert Gaylord had married Mary Ann Cass, whose family had also purchased government land in Kendall County, Illinois in 1843. The Gaylord and Cass acquisitions comprised nearly 1000 acres.

Gilbert and Mary Ann (Cass Gaylord, along with three children, arrived at Kendall County on June 1, 1848 and purchased the site of their future home about 1850. In 1865, the Gaylord family (which included two more children) erected the impressive Italianate home that stands there along with five historic farm buildings today.

The home remained in the Gaylord family for nearly 100 years. Gilbert Gaylord died in 1879 and his youngest son, John Long Gaylord, was living in the house with his wife, daughter and mother in 1880. Mary Ann (Cass) Gaylord died in 1900. At that time, it appears that John Long Gaylord and his wife moved "to town" (Oswego) and the farm and house became rental property (John lists himself as a "landlord" in the 1900 census).

During the 1940s and 1950s- while the farmhouse was rented- the second floor of the home was closed off and unused. Numerous owners occupied the deteriorating house through the 1960's; eventually, the house was being used for farm storage and was in increasingly deteriorating condition. In the early 70's, the surrounding farmland was sold to the developers of Oswego Plains subdivision, leaving about five acres. About 1973, the Frantz family completed an extensive renovation; the historic house was purchased by the Grant family around 1980. The current owner, Candice Hadley, and her ex-husband purchased the home in December 1993 and operated it as a Bed & Breakfast for two years. In 2014, the property was granted a special use permit allowing events and weddings/receptions to be held on the premise by Gaylord House & Gardens.
a completed application for designation, cause to be written an initial recommendation and report stating whether the nominated landmark does or does not meet the criteria for designation as provided for in Article III, Section 4 of the Kendall County Historic Preservation Ordinance. The report shall contain the following information:

1. An explanation of the significance or lack of significance of the nominated landmark as it relates to the criteria for designation; The significance checked on the application are the following:

✓ It has character, interest, or value which is part of the development, heritage, or cultural characteristics of a local community, the County, the State of Illinois or the Nation;
✓ It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
✓ It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
✓ It has a unique location or singular physical characteristics that make it an established or familiar visual feature;
✓ It is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance;
✓ It is suitable for preservation or restoration;
✓ It is an exceptional example of an historic or vernacular style or type or one of few remaining in the County.

2. A description of the integrity or lack of integrity of the nominated landmark;

3. A map showing the location of the nominated landmark.

4. In the case of a nominated landmark found to meet the criteria for designation, the report shall include a description of the significant exterior architectural features of the nominated landmark that should be protected.

OWNER AFFADAVIT The property owner has applied and given their consent for this to be landmarked
No building, zoning, site development, access, utility or other permit shall be issued by the Planning, Building & Zoning Department, the Highway Department or other County department without a Certificate of Appropriateness being issued in accordance with Article IV Section 2 for alteration, construction, demolition, or removal of a nominated landmark from the date the nomination form is received by the County office until the final disposition of the nomination by the County Board unless such alteration, removal, or demolition is necessary for public health, welfare, or safety.

The County Board, upon a recommendation from the Preservation Commission that the proposed landmark should be designated, shall review the report and recommendations of the Preservation Commission.

For individual landmarks applications, the County Board, after reviewing the report and recommendation, shall, within sixty (60) days from receipt of the recommendation of the Preservation Commission, take one of the following steps:

1. Designate the landmark by ordinance; or
   (In the case of the property owner(s) objection to a landmark designation or historic district, the nomination would require the affirmative vote of a super majority of full County Board.)

2. Refer the report and recommendation back to the Preservation Commission with suggestions for revisions, stating its reason for such action.

3. Reject the nomination application.

Upon return of the report and recommendation to the Commission, the Commission shall review and prepare new findings within forty-five (45) days of the County Board's original decision. The County Board shall designate or not designate the landmark at the next regularly scheduled County Board meeting.

Each designated landmark may be marked by an appropriate plaque carrying a brief description and account of the historic significance of the property. The plaque shall be provided by the County. The owner of the site or structure is responsible for installing the plaque in a location as approved by the Historic Preservation Commission.

ATTACHMENTS
1. Illinois Historic Preservation Agency letter dated March 7, 1994
2. Plat of Survey from 1986
3. Old-House Insider Article
March 7, 1994

Candice Hadley
1542 Plainfield Road
Oswego, IL 60543

Dear Ms. Hadley:

Thank you for sending me the further information and photographs on the Gilbert Gaylord House at 1542 Plainfield Road, Oswego, Illinois. After reviewing the information and photographs you have sent it is my initial impression that the home would be a good candidate for listing in the National Register of Historic Places. The Gilbert Gaylord House qualifies for Criterion C for Architecture as a good representative example of an asymmetrical Italianate residence.

For the nomination you will need to describe the house as originally built, discuss and date all the physical changes made to the house including the removal of the larger front porch and the updating of the fireplace, discuss Italianate architecture, and what traits of the style your house has. You will also need to compare your house to other rural Italianate houses in northeastern Kendall County including the area north of Route 52, east of Route 47, south of the border between Kendall and Kane counties, and west of Route 59. Enclosed is a sample nomination of a rural Italianate in Peoria County to give you an idea of how a nomination is organized. Also enclosed are brochures on the National Register, Property Tax Assessment Freeze Program, and Historic Rehabilitation Income Tax Credit Program.

Please read all the instructions carefully before beginning to fill out the forms. Submit the nomination on blank paper dropping the text down three inches so that we can edit it before you commit it to final form. If you have any questions about the National Register, feel free to contact me anytime at 217-785-4324.

Sincerely yours,

David Newton
National Register Assistant

enclosures
LEGAL DESCRIPTION

LOT 107 IN COUNTY CLERK'S SUBDIVISION, OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS.

COMMON ADDRESS: 1542 PLAINFIELD RD., OSWEGO, ILLINOIS

SCALE: 1 inch = 40 feet

ORDERED BY: HELENE DUN
CHECKED BY: SHERRY P.
SURVEYED BY: GENTILE ASSOCIATES INC.

STATE OF ILLINOIS
COUNTY OF DU Page

I, PAM J. GENTILE HENRY, CERTIFY THAT THIS SURVEY HAS BEEN AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE THAT THE PLAT HEREBY DRAWN IS A CORRECT REPRESENTATION OF THE SURVEY.

July 21, 1972

I, ILLINOIS REGISTERED LAND SURVEYOR NO. 2240

ORDER NO: 60-5663
Updating for Accessibility

An Italianate gets a sympathetic addition, and some thoughtful improvements, to make it more wheelchair-friendly.

Story by Demitra Apostolos • Photos by Lee Bey
After years of trying to conceive, Candice Hadley and Bob Johnson discovered they were expecting the same day they made an offer to buy their dream house—a stately Italianate farmhouse located an hour outside of Chicago. Longtime OHJ readers, they had found the house in the magazine’s pages. “I always loved looking at the historic property listings in the back and dreaming,” explains Candice.

By the time the couple closed on the home and were ready to move in, Candice was about 6 months along, so it was quite a surprise when their son, Sam, arrived just two weeks later. “We just figured he was excited to see his new house,” says Candice.

As Sam grew, it became apparent that he had some developmental challenges, so the Hadley-Johnsons began looking for ways to outfit their 1865 house to better accommodate their son’s needs. They sought an architect experienced in historic houses and disability access to help them, and found both in Michael A. Lambert of ARRIS Architects + Planners.

“As Sam’s grown into a young man, his desire for greater mobility and independence has been a challenge within the historic walls of his home,” says Michael, whose goal with the Hadley-Johnsons was to create a space friendly to Sam’s needs without compromising the integrity of the home’s historic architecture.

To begin with, Sam, who has cerebral palsy, needed a new, comfortable bed...
The new family room boasts many traditional architectural features, including windows and wainscoting that perfectly match the home’s original. Most important, it offers plenty of open space for Sam to maneuver around.

At the rear of the home, the wide screened porch—easily accessible to Sam—connects to the family room via French doors.

room with his own wheelchair-accessible bathroom. The Hadley-Johnsons also wanted to create additional first-floor living space for Sam and, looking down the road, hoped to build him a separate living area, too. “I anticipate that one day he’ll want to be close to us but have more independence and not be right under our noses,” explains Candice.

In creating Sam’s bedroom, the first challenge was deciding where to put it. Two possible contenders emerged: the home’s original parlor, which had been retrofitted as Candice’s office during an earlier ARRIS project, and the dining room. “The parlor was basically square, so it allowed Sam a lot of maneuvering room, as well as space for friends and sleepovers,” says Michael. Decision made—Candice’s office would move to the attic.

PRODUCTS:
Exterior millwork, Spangler Construction; Architectural Stone sill, lintel; Gary Gabassi Stone & Steel PL-5-120 vertical platform lift, ThyssenKrupp; Pulls, hinges, House of Antique Hardware; Plumbing fixtures, Kohler; Window treatments, Smith & Noble; Driveway pavers, limestone retaining walls, Jim Phelps Landscape. Kitchen: Cabinetry, Dura Supreme by St. Joseph Cabinetry & Designs; Brightwood pendant lights; Suncrest ceiling fixture with Opal Schoolhouse shade, Rejuvenation; Queen Victoria tin ceiling, M.Bosco Tiles; mixed mosaic tile, Century Tile; Custom range hood, Chris Industries. Family room: St. Helen’s classic sconces, Rejuvenation; 42” Montgomery mantel, Old World Stoneworks; Magnum double-hung windows, Marvin. Dining room: 36” Ralston mantel, Old World Stoneworks.
To facilitate an easy bedroom entryway for Sam, the parlor's single door was converted to double swinging doors with a ball latch at the top, which Sam can open and close himself (something he couldn't manage with pocket doors). "In this region, a lot of historic houses have double swinging doors, so it was sensitive to the period," says Michael. The original door was paired with an interior door removed in earlier decades, which was found on the premises.

The next obstacle was the bathroom. While the parlor adjoined a powder room, also accessible from the hallway, it wasn't big enough to contain a toilet, sink, and handicap-accessible shower. Michael came up with the idea of placing the sink just outside the bath in the bedroom itself, and designed a cabinet-like piece of furniture to house it. "It works really well," says Candice. "because Sam can push his wheelchair right up under the cabinet's legs." Mindful of historic details, when the team sealed the old hall doorway off to build the shower, they encased the original door hardware behind the new shower wall. "The hardware's still there," says Michael, "so everything is completely reversible."

In order to give Sam easier access throughout the main floor, two doorways were widened from 2'8" to 3'4" to accommodate the 15-year-old's new adult-sized motorized wheelchair. He can now access every room on the first floor. The kitchen layout also was revised with Sam in mind. The Hadley-Johnsons felt it was important to keep the original...
ABOVE: in the dining room, a cast-limestone mantel replaced a 1970s Colonial-themed addition to the house. A time capsule of previous homeowners' signatures is preserved behind the room's wallpaper (visible in the mirror). LEFT: A bay window bump-out creates an eating area in the new addition.

The addition helped Michael reorient the house, turning the old eating area into a convenient place for Sam to travel between the kitchen and garage. The addition included a workspace with a built-in desk and a family room, as well as a room where the family can grab a bite quickly. "The wheelchair telescopes up and out at the counter, too." The kitchen boasts soapstone countertops, a copper range hood, and red tiles painted a vibrant red. "That color was all Bob's. "At first I didn't want a tin ceiling, but the one in many old homes and I just turned into Bob. "The color was
another matter. In the beginning we were thinking about copper, then I suggested adding some color..."

Just off the kitchen, the new family room is bright and airy and accented with built-ins cased out in re-created historic moldings; it's a comfortable place where the family spends a lot of time. "I like the open space in the family room for my son to fool around in," Bob says. Easy movement is also facilitated by a new entrance for Sam, who now accesses the house via his own elevator, which begins at ground level and goes up one floor. The elevator, which actually is an enclosed porch lift, deposits Sam in a tiled room beside the home's back door, where his chair's wheels can be wiped clean without too much trouble. "It was really important to Candice and Bob that Sam's entrance be close to everybody else's," says Michael. "As it turns out, this part of the project is one of Sam's favorite features. "Sam absolutely loves the elevator," says Candice.

A new basement apartment, added in consideration of Sam's future needs, sits directly beneath the family room. The apartment has tile floors for good traction and a full-sized handicap bathroom, as well as plenty of space where Sam can live more independently in the years to come.

Since Sam's new bedroom overlooks Candice's old office, Michael designed her another workspace in the attic. "I loved the attic space I used to stay in at my grandma's house, but I didn't like that it felt closed in," says Candice. Consequently, a main objective for the office was keeping the space airy; custom built-ins and skylights help make it work.

Some original architectural elements also got a tune-up. One was the front porch, which had fallen off years earlier. Michael found ghosts on the front of the house, which enabled him to exactly re-create the posts and brackets. The balusters were a bit more of a guessing game—the pattern came from an original example Candice and Bob spotted on another Italianate house in Delavan, Wisconsin, driving back from a weekend road trip. "We photographed that porch.
at night, and Johnson was able to take that concept and create the pattern," says Candice.

Michael's treatment also came into play in the downstairs—space Candice calls the "main stage in the house"—where a fireplace added by previous owners needed help. "The old fireplace was a very 1970s vision of what a Colonial fireplace should be, and didn't match the house at all," says Michael. "So the question was: How do we at least make it sympathetic?" Michael found a cast limestone mantle that nearly matched the color of the foundation. "It's not historic by any means, but the overall character is appropriate to the house," he says. A surprise discovery in this room was a time capsule. "When we pulled the wallpaper down, we found that people who had lived here had pencilled their names across the plaster," says Candice. "So we signed the walls too, before we repapered them."

What the Hadley-Johnsons like best about their new addition is the way it lets their son move readily around the house, something they didn't take for granted.

"As Sam's gotten older and larger, we can't easily go to other people's houses, so we really needed to be able to do more entertaining here," says Candice. "Now there's plenty of room for that."

"This is the only home Sam's ever had," she adds. "I want it to always be comfortable for him."
In Candice’s office, the area beneath the stairs is put to creative use displaying photographs.

INSET: Custom built-ins make the most of a small space beside an original roundel window.
GILBERT GAYLORD HOUSE

circa 1865

DESIGNATED LANDMARK

KENDALL COUNTY HISTORIC PRESERVATION COMMISSION
To:  Kendall County Planning, Building and Zoning Committee  

From:  Brian Holdiman, Code Official  

Date:  March 20, 2015  

Re:  Permit Extensions  

cc:  Jeff Wilkins, County Administrator  

Kendall County Building Code Section 3 (International Residential Code 2012) gives the Kendall County Planning, Building and Zoning Committee the authority to grant an extension to building permits if requested in writing and justifiable cause is demonstrated.  

Attached you will find two requests for extensions to expired permits along with a current photo of each project. I recommend granting a one year extension for each permit.

Skoropad: 
Storage Building Permit # 03-2011-150 – Approved 9/19/11 – Expired 9/19/13  

Schell:  
Can you please extend the building permit for this property. We stopped the progress of this building due to family issues and funds. We are planning on resuming the progress on this around September. Thank you for being so patient and understanding.

Andrzej Skoropad

From my Android phone on T-Mobile. The first nationwide 4G network.
March 3, 2015

Mr. Brian Holdiman
Kendall County Planning, Building & Zoning
111 W. Fox St.
Yorkville, IL 60560

RE: Residence at 7896 Whitfield Rd.
Millbrook, IL 60536

Dear Mr. Holdiman;

Fay and I are asking for an extension on the Demolition permit for our old house located at 7896 Whitfield Rd. in Millbrook, IL. The house is not and will not be lived in at any time prior to demolition.

We are trying to salvage as much as we can from the interior and things have not moved as fast as we had hoped. None of our neighbors have voiced any concerns.

My plan is to work less away from home this spring and summer and devote most of my time to the old house. If at all possible, we would like to have it down by year’s end.

Thank you for you consideration.

Sincerely,

Bill & Fay Schell
May 28, 2014

Ms. Angela Zubko  
Kendall County Planning, Building & Zoning  
111 West Fox Street, Room 316  
Yorkville, IL 60560-1498

Subject: Tanglewood Trails Subdivision Site Inspection  
Kendall County (WBK Project No. 13-180J)

Dear Ms. Zubko:

On May 15, 2014 WBK inspected the subject subdivision for completion of improvements identified on the approved Final Engineering Plans dated 11-30-2004, prepared by Craig R. Knoche & Associates. The following items noted below are from our May 15, 2014 inspection and include items from the Kendall County Highway Department and unresolved items from the Strand punchlist dated December 9, 2009.

General

1. Provide record plans for all drainage related improvements within the subdivision.

2. Remove filter fabric from all drainage structures. Remove all rebar adjacent to drainage structures as well.

3. The west side of the embankment forming the containment berm for Basin No. 1 appears to be steeper than depicted on the grading plan. It cannot be maintained and shall be verified as stable by a professional engineer.

4. The recreational path has not been constructed.

5. Sidewalk at the northeast corner of the park needs to be replaced.

6. Unmaintained vegetation in the drainage ditches and stormwater basins is a significant issue. Eradication of invasive plants and replanting overgrown areas with "maintainable" vegetation is required. A plan to accomplish this task is recommended along with a long term maintenance schedule.

7. Provide a record electric plan for street lighting.
8. The fence along the north property line is in disrepair and is falling down. The fence should be removed or replaced in accordance with approved zoning documents.

9. The following structures require additional backfill and reseeding:
   a. D1 through D7
   b. C1 through C5
   c. C20 and C21

The following additional comments are organized by utility sheet number and relate to storm sewer, culverts or the detention basins.

**Sheet C3.1**

1. Structure D7 – The manhole is exposed on the east side and requires adjustment (fill or structure adjustment) so that the rim is at grade.

2. FES A – Heavy vegetation exists in front of the section potentially impeding flow. Remove vegetation in front and around the FES.

3. Structure A7 – The ground around this structure has settled and needs to be filled.

4. FES P2 – Standing water is observed downstream of the end section. Some minor regarding with erosion control can eliminate the standing water. All erosion should be repaired.

5. The emergency overflow from basin 2 could not be found. Please verify elevations and the presence of rip rap stabilization.

6. Basin 2 is heavily overgrown and needs to be cleared and managed to ensure it functions as intended.

7. The roadway shoulder near lots 15 and 16 has been washed out and needs to be replaced.

**Sheet C3.2**

1. FES H2 – Heavy vegetation exists near the section. Remove vegetation in front and around the FES.

2. Significant erosion along the north line of lot 28 needs to be repaired and stabilized. Repaired areas shall be blanket to mitigate further erosion.

**Sheet C3.3**


2. Structure F1 – The adjusting ring is broken and need to be replaced. The frame needs to be reset.

Sheet C3.4

1. FES J1 – Heavy vegetation exists in front of the section potentially impeding flow. Remove vegetation in front and around the FES.

2. The area between lots 8 and 9 near the roadway is saturated and has surface ponding. This is in the vicinity of an old field tile. Verify the presence of field tile near the wet spot.

3. Structure E2 – This was not inspected due to heavy silt buildup. Remove silt and fabric for inspection. Fabric shall be replaced on this structure subsequent to inspection.

4. FES B – Heavy vegetation exists in front of the section potentially impeding flow. Remove vegetation in front and around the FES.

5. FES E – Heavy vegetation exists in front of the section potentially impeding flow. Remove vegetation in front and around the FES.

6. FES C9 – Heavy vegetation exists in front of the section potentially impeding flow. Remove vegetation in front and around the FES.

7. The emergency overflow from basin 1 could not be found. Please verify elevations and the presence of rip rap stabilization.

8. Basin 1 is heavily overgrown and needs to be cleared and managed to ensure it functions as intended.

Sheet C3.5


2. Structure C20 – The existing field tile connection identified on the plans was not visible. Identify where the field tile is connected.

3. FES K2 – The end section is broken and needs to be replaced.

4. FES M2 – The end section is holding water and appears to be backpitched. Rgrade the downstream ditch to create positive slope.

5. FES M4 – Water is ponding downstream of the section and needs to be regarded for positive drainage.

6. Structure C7 – Not inspected. The lid could not be removed.
It is recommended that all items be corrected and record plans submitted prior to the next inspection.

Sincerely,

[Signature]

Greg Chismark, P.E.
Municipal Practice principal
Wills Burke Kelsey Associates, Ltd.
# Engineer's Opinion of Probable Construction Cost
## Concept 1

### A. General

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<td>9. Retaining wall and reseeding structures</td>
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**A. General Sub-Total =** $128,650

### B. Sheet C 3.1

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<td>4. FES P2 - Standing water</td>
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<td>5. Emergency Overflow</td>
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**B. Sheet C 3.1 Sub-Total =** $4,800

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**C. Sheet C 3.2 Sub-Total =** $650

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**D. Sheet C 3.3 Sub-Total =** $1,400

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<td>5. FES E1 - Remove Veg.</td>
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**E. Sheet C 3.4 Sub-Total =** $4,700

### F. Sheet C 3.5

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**F. Sheet C 3.5 Sub-Total =** $4,800

**SUBTOTAL A THROUGH F = $ 151,000**

10% CONTINGENCY = $ 14,600

**TOTAL CONSTRUCTION COST $ 165,600**

### G. Soft Costs

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**G. Soft Costs Sub-Total = $ 7,975**

**TOTAL PROJECT COSTS INCLUDING CONSTRUCTION & SOFT COSTS $ 173,575**

The following items are NOT included in this opinion of cost:

- Any utilities relocations including but not limited to water main, sanitary sewer, phone, gas, cable, electric.
- Any professional fees other than those listed in item G.
8.01 Purpose, Goals and Objectives

The purpose of this section is to establish zoning parameters for residential projects which encourage creative development within designated growth areas of unincorporated Kendall County, while preserving open space and protecting the rural character and natural environments within those areas. The open space and un-congested character of Kendall County are major reasons why residents move to this area. Thus, protection of the County's rural character is critical to maintaining the quality of life within Kendall County. This can be accomplished through clustering housing sites on portions of the land to be developed and retaining unbroken open space on the remaining portions of the land.

The regulations of this section also attempt to balance residential development with Kendall County's commitment to maintain a viable agribusiness sector, because such residential development can impact the continued viability of agriculture. The increased population can make it difficult for farmers to move equipment to their lands. Without sufficient buffers between homes and farmland, tensions can occur over noise and odors attendant with agricultural operations.

This section also ensures that residential projects are designed in such a way as to protect water resources from contamination and protect natural drainage areas, floodplains and wetlands to avoid costly man-made storm water projects. Residential development creates additional demands on natural resources such as water (for irrigation of lawns, gardens and consumption). The goal is a safe, ample and reliable source of potable water available throughout the County, and the protection of all surface and ground water resources for recreation and preservation.

Overall, the goal of this section is economically viable development which respects the inherent environmental limitations of Kendall County's natural resources and of the specific land to be developed.

There are four residential zoning districts for all new residential developments proposed after the effective date of this ordinance, R-1, RPD-1, RPD-2, and RPD-3. The RPD or Residential Planned Development Districts are distinguished based on the maximum gross residential density of the development and the location within Kendall County's Land Resource Management Plan. The R-1 District has been retained to provide property owners with a simple alternative for very low density residential developments. All other prior residential districts are maintained solely to permit regulation of developments approved under those prior districts.

Private streets are prohibited unless for limited access on unique sites with unusual topography, woodlands, or configuration.
the entire development must be approved in advance of or concurrently with final plat approval of the first phase.

c. Required Open Space in a Phased Subdivision Plat. In projects which are developed in phases, each subdivision plat phase need not provide 30% of that phase’s area as open space (in accordance with the minimum open space requirement for Residential Planned Developments). However, each phase shall provide a reasonable amount of open space, to serve residents of that phase until the entire development is built out and the minimum required open space (30% of the total acreage of the entire development) is completed.

8.07 R-2 ONE-FAMILY RESIDENCE DISTRICT.

A. PERMITTED USES. The following uses are permitted:

1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8.02.A, except:
   a. Lands and buildings used for horticultural or farm purposes,
   b. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, and
   c. Farm-type animals; shall be prohibited in the R-2 District with the exception of chickens.

2. Keeping of up to twelve (12) chickens on a zoning lot, provided that:
   a. The lot is a minimum one (1) acre
   b. No roosters shall be kept on any zoning lot
   c. No other poultry, including but not limited to geese, ducks, turkeys shall be kept on the property
   d. All chickens shall be confined within a covered enclosure or an uncovered fenced enclosure at all times to prevent chickens from encroaching onto neighboring properties
   e. All confinements shall be located at least 10’ from all residentially zoned lots
   f. All uncovered fenced enclosures shall be at least four feet in height.
   g. No eggs or chickens shall be offered for sale on the premises
   h. All standards adopted by the Illinois Department of Agriculture and the Kendall County Health Department shall apply (Amended 10/19/10)
SECTION 8.00 RESIDENTIAL DISTRICT

B. SPECIAL USES. The following uses may be allowed by special use permit in accordance with the provisions of Section 13.00.

1. Any use permitted as a special use in the R-1 One-Family Estate Residence District, Section 8.02.C and that Planned Developments may be considered where the zoning lot proposed for development has a gross area of not less than forty acres.

C. Conditional Uses: The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator

1. Beekeeping with the following conditions:
   i. Beekeeping and the honey produced from beekeeping shall be for personal use only
   ii. Annual permit required with fee of $50 the first year the permit is issued and $25 each year after
   iii. Minimum lot size of 1 acre (43,560 square feet) with a maximum of 2 colonies.
   iv. No colony shall be permitted within a front yard setback
   v. All colonies must be setback at least 30’ from any rear or side yard lot line except when abutting a right of way of a street or railroad the colony must be a minimum of 5’ from the rear or side yard lot line (as long as there is no sidewalk or pathway).
   vi. All colonies within 100’ of an adjoining home shall require a flyway barrier with a 6’ minimum height
   vii. All colonies shall require a minimum 4’ fence surrounding the perimeter of the colonies or surrounding the perimeter of the entire property. Fencing must have a locking gate with caution signage on each gate.
   viii. Notification shall be sent by permit applicant to all adjacent property owners. Notification shall be sent via certified mail or certificate of mail and proof of mailing shall be submitted to the PBZ Department. Any property owner who receives notification shall have 14 calendar days from the postmarked date to send written objection to the Planning, Building, and Zoning Department. If any such objection is received, no colony shall be located within 100’ of the adjoining home of objecting property owner.
   ix. During the application submittal there must be documentation from the Homeowners Association (HOA) stating they approve or deny the proposal. If there is no HOA that must be submitted in writing and signed by the applicant.
SECTION 8.00 RESIDENTIAL DISTRICT

x. Prior to submitting a renewal application, an applicant is permitted to resend notification to a property that has previously objected. If the property owner does not object within 14 calendar days after receiving the resent notification, the applicant may locate a colony within 100' of the residence of the previously objecting property but shall maintain a distance of at least 30' from all property lines at all times unless abutting a right of way in which the colony can be placed with 5' of the property line.

xi. The Zoning Administrator has authority to approve all new and renewal permits. If the Zoning Administrators receives information that a renewal applicant has violated any of these requirements, caused injury to the public, impacted the safety and health of the public, or has had an adverse affect on surrounding properties as a result of keeping bees on the subject property, the Zoning Administrator may, at his or her discretion, deny the renewal application.

xii. Any decision made by the Zoning Administrator may be appealed in writing to the Planning, Building, and Zoning Committee, with the appropriate administrative appeal fee.

xiii. A site plan indicating the location and distance to property lines and adjacent residences shall be submitted to the PBZ Department with the application.

xiv. Proof of Apiary Registration with the Illinois Department of Agriculture shall be submitted to the PBZ Department within 30 days of the application submittal.

xv. All approved permits shall comply with the Bees and Apiaries Act of Illinois (510 ILCS 20)

2. Home-based retail and/or wholesale food operation providing it meets all applicable county, state and federal public health requirements.

3. Model homes, with the following restrictions:

   (i) Limited to one (1) year duration, with annual one (1) year renewal periods at the discretion of the Planning, Building and Zoning Department.

   (ii) Must have ownership of a minimum of four (4) lots which are being sold in the subdivision where the model home is located.

   (iii) Cannot advertise or sell lots or homes exclusively in other subdivisions with this model home.
(iv) All signs must conform to the standards set forth in Section 12.00 of this ordinance.

4. Small Wind Energy Systems subject to the conditions of Section 4.17

D. LOT SIZE.

1. One Family detached dwellings:
   a. Lot: 90,000 square feet minimum with a width at the established building line equal to forty percent of the depth.

2. Non-Residential: All non-residential principal uses of building as permitted in this section shall be located on a tract of land having an area of not less than five acres and a width at the established building line of not less than forty percent of the depth of the lot, except municipal project and developments.

3. Special Uses: Lot size for special uses shall be specified in the special use permit, unless specified as minimum herein.

E. YARD AREAS.

1. Front yard. Every building hereafter erected or enlarged shall provide and maintain a front yard of not less than fifty feet with this exception: Where lots comprising fifty percent of the frontage on the same street and within the same block are developed with buildings having front yards with a variation of not more than ten feet in depth, the average of such front yards shall establish the minimum front yard depth for the entire frontage, but in no case shall a front yard of more than that stipulated above for the applicable classification of a street on which the property is located be required.

2. Side yard. A side yard on each side of the zoning lot of not less than twenty-five (25) feet, and where a side yard adjoins a street, the minimum width shall be fifty feet.

3. Rear yard. A rear yard of not less than fifty feet.

F. LOT COVERAGE. Not more than twelve percent of the area of the zoning lot may be occupied by buildings and structures, including accessory buildings.
G. MAXIMUM BUILDING HEIGHT. Same regulations shall apply as permitted or required in the "R-1" One-Family Estate Residence District.

H. No parcel originally larger than ten (10) acres in size shall qualify for rezoning to this category after January 16, 2001, unless an application has been submitted for such rezoning prior to that date.

8.08 R-3 ONE-FAMILY RESIDENCE DISTRICT

A. PERMITTED USES. The following uses are permitted;

1. Any permitted use in the R-1 One-Family Estate Residence District, Section 8.02.A, except:
   a. Lands and buildings used for horticultural or farm purposes,
   b. Roadside stands for the display, sale or offering for sale of agricultural products grown or produced on the property, and
   c. Farm-type animals; shall be prohibited in the R-2 District with the exception of chickens.

2. Keeping of up to twelve (12) chickens on a zoning lot, provided that:
   a. The lot is a minimum one (1) acre
   b. No roosters shall be kept on any zoning lot
   c. No other poultry, including but not limited to geese, ducks, turkeys shall be kept on the property.
   d. All chickens shall be confined within a covered enclosure or an uncovered fenced enclosure at all times to prevent chickens from encroaching onto neighboring properties
   e. All confinements shall be located at least 10' from all residentially zoned lots
   f. All uncovered fenced enclosures shall be at least four feet in height.
   g. No eggs or chickens shall be offered for sale on the premises
   h. All standards adopted by the Illinois Department of Agriculture and the Kendall County Health Department shall apply (Amended 10/19/10)

B. SPECIAL USES. The following uses may be allowed by a special use permit in accordance with the provisions of Section 13.00:

1. Any use permitted as a special use in the R-1 One-Family Estate Residence District, Section 8.02-C, except a bed and breakfast and that Planned

8-60
Developments may be considered where the zoning lot proposed for development has a gross area of not less than forty acres.

2. Retail shops/office use that can satisfy the following requirements:
   a. The site must have direct access onto an arterial roadway as designated on the Transportation Plan.
   b. No outside storage of any materials or outdoor display.
   c. No sign, other than one identification sign, non-illuminated, non-flashing and 32 square feet shall be allowed. All other regulations with regards to height and location must be followed as outlined in Chapter 12.09 of this ordinance shall be allowed.
   d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Chapter 11 of this ordinance.
   e. No more than 3 employees are allowed to work on-site at one time.
   f. Contact the Health Department to make sure the septic system is adequate for the proposed use.
   g. The office or retail use shall not generate noise, vibration, glare, fumes, odors, or electrical interference beyond that which normally occurs in the R-3 district.
   h. Expansion of a residential building, structure, or of any accessory building in which an office or retail use is proposed to be situated may be permitted upon the submission of a site plan and accurate drawings showing all elevations of such proposed building or structure to the plan commission for its review and recommendation, and upon approval by the County Board. The current structures and any new structures must maintain a residential appearance and match the surrounding neighborhood architecture.
   i. The standards are intended to ensure compatibility with other permitted uses and maintain the residential character of the surrounding residential uses.

C. Conditional Uses: The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator

1. Beekeeping with the following conditions:
   i. Beekeeping and the honey produced from beekeeping shall be for personal use only
   ii. Annual permit required with fee of $50 the first year the permit is issued and $25 each year after
   iii. Minimum lot size of 1 acre (43,560 square feet) with a maximum of 2 colonies.
iv. No colony shall be permitted within a front yard setback.

v. All colonies must be setback at least 30’ from any rear or side yard lot line except when abutting a right of way of a street or railroad the colony must be a minimum of 5’ from the rear or side yard lot line (as long as there is no sidewalk or pathway).

vi. All colonies within 100’ of an adjoining home shall require a flyway barrier with a 6’ minimum height.

vii. All colonies shall require a minimum 4’ fence surrounding the perimeter of the colonies or surrounding the perimeter of the entire property. Fencing must have a locking gate with caution signage on each gate.

viii. Notification shall be sent by permit applicant to all adjacent property owners. Notification shall be sent via certified mail or certificate of mail and proof of mailing shall be submitted to the PBZ Department. Any property owner who receives notification shall have 14 calendar days from the postmarked date to send written objection to the Planning, Building, and Zoning Department. If any such objection is received, no colony shall be located within 100’ of the adjoining home of objecting property owner.

ix. During the application submittal there must be documentation from the Homeowners Association (HOA) stating they approve or deny the proposal. If there is no HOA that must be submitted in writing and signed by the applicant.

x. Prior to submitting a renewal application, an applicant is permitted to resend notification to a property that has previously objected. If the property owner does not object within 14 calendar days after receiving the resent notification, the applicant may locate a colony within 100’ of the residence of the previously objecting property but shall maintain a distance of at least 30’ from all property lines at all times unless abutting a right of way in which the colony can be placed with 5’ of the property line.

xi. The Zoning Administrator has authority to approve all new and renewal permits. If the Zoning Administrators receives information that a renewal applicant has violated any of these requirements, caused injury to the public, impacted the safety and health of the public, or has had an adverse affect on surrounding properties as a result of keeping bees on the subject property, the Zoning Administrator may, at his or her discretion, deny the renewal application.
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   (ii) Must have ownership of a minimum of four (4) lots which are being sold in the subdivision where the model home is located.

   (iii) Cannot advertise or sell lots or homes exclusively in other subdivisions with this model home.

   (iv) All signs must conform to the standards set forth in Section 12.00 of this ordinance.

D. LOT SIZE.

1. One family detached dwellings:

   a. Lot: 45,000 square feet minimum with a width at the established building line equal to forty percent of the depth.

   b. Density: Shall not exceed eight dwelling units per each ten gross acre.

2. Non-Residential: All non-residential principal uses of building as permitted in this section shall be located on a tract of land having an area of not less than five acres and a width at the established building line of not less than
forty percent of the depth of the lot, except municipal projects and developments.

3. Special Uses: Lot size for special uses shall be specified in the special use permit, unless specified as minimum herein.

E. YARD AREAS.

1. Front Yard. Every building hereafter erected or enlarged shall provide and maintain a front yard of not less than fifty feet with this exception: Where lots comprising fifty percent of the frontage on the same street and within the same block are developed with buildings having front yards with a variation of not more than ten feet in depth of the average of such front yards shall establish the minimum front yard depth for the entire frontage, but no case shall a front yard of more than that stipulated above for the applicable classification of a street on which the property is located be required.

2. Side Yard. For interior lots recorded prior to October 18, 2005 a side yard on each side of not less than ten percent (10%) of the lot width. For interior lots recorded after October 18, 2005 a side yard on each side of not less 15 feet or ten percent (10%) of the lot width whichever is greater. Where a side yard is adjacent to a street, a setback of not less than thirty feet (30') shall be provided. [Amended 10/18/2005]

3. Rear Yard. A rear yard of not less than fifty feet.

F. LOT COVERAGE. Not more than twenty percent of the area of a zoning lot may be covered by buildings, or structures, including accessory buildings.

G. MAXIMUM BUILDING HEIGHT. Same regulations shall apply as permitted or required in the "R-1" One-Family Estate Residence District.

H. No parcel originally larger than ten (10) acres in size shall qualify for rezoning to this category after January 16, 2001, unless an application has been submitted for such rezoning prior to that date.

The following districts shall not be considered for re-zoning classifications after February 15, 2000:

8.09 R-4 ONE-FAMILY RESIDENCE DISTRICT
PBZ Projects and Activities-4.7.15

Active Zoning Petitions
14-34 Robert Steward (A-1 Conditional Use)
14-37 Landscape Business' not a home occupation (Text Amendment)
14-40 Subdivision Control Ordinance (Text Amendment)
15-01 Nancy Austin (Rezoning)
15-02 Peter & Laurie Pasteris (A-1 Special Use)
15-03 Candice Hadley (Historic Preservation landmark)
15-04 Greg Witek (Variance)
15-05 LRMP Update- density, trails & transportation corridor
15-06 Village of Millbrook (Rezoning)

19 potential petitions to be submitted (have talked to people about them)

Active Stormwater Permits- 15 active

Subdivisions
Subdivisions still open:
   Highpoint Meadows- For Sale
   Schaefer Glen- For Sale
   Light Road Industrial park- Lots for sale, need to write letter to new owners
   High Grove- Sold some property to the Park District, coming in to rezone soon
   Tanglewood Trails- Close to accepting money to finish subdivision

Projects outside the office
   Communities of Excellence Program (Waubonsee class) (Not till Summer)
   NWPA Planning Committee
   NWPA TAC Committee
   Kane/Kendall Bike & Pedestrian Plan
   County Director Meetings (CMAP)
   Land Use Committee Meeting (CMAP)
   Big Rock Creek Watershed Meeting
   Fox River Trail Signage Plan

Other Projects in the office
   Investigate floodplain/zoning issues- McKanna Road Bridge issue (Anto's), Anderson
   Tree Farm
   Stormwater mapping in the field- completed 53 subdivisions so far (Finished Little Rock
   Township)
   Working on the windshield Survey for Historic Preservation
   Continue improving the GIS website with regards to information on zoning, permits, etc.
Work with mapping to convert hard copy allocation maps into an Ag Allocation layer in GIS
Convert information from pre 1993 permit cards into an excel database to create searchable system of old permit records by PIN or permit number.
Mobile Home Permits- 5 active
Cleaning up office with regards to getting old files scanned- All petitions are scanned, up to 2008 in building permits
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

Night meeting hours attended in 2015 so far: 27.00 hours (15 Meetings)
Night meeting hours attended in 2014: 129.00 hours (74 Meetings)
Night meeting hours attended in 2013: 121.75 Hours (70 Meetings)
Night meeting hours attended in 2012: 111.00 Hours (67 Meetings) John no longer part of PBZ
Night meeting hours attended in 2011: 98.5 Hours (56 Meetings)
Night meeting hours attended in 2010: 77.50 Hours (37 Meetings) Jerry let go July 2010
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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## Permit Summary by Category by Month

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