CALL TO ORDER

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

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the May 12, 2014 meeting.

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

PETITIONS
1. 14-10 Plano Rotary, Plano Boy Scout Troop 71 & Plano American Legion Post 395
   Request Major Amendment to their Special Use
   Location 1701 Rock Creek Road, Plano
   Purpose Major Amendment to their Special Use to modify all existing conditions and site plan

NEW BUSINESS
Approval for staff to write a violation letter for the billboard at 100 Route 30, Oswego

OLD BUSINESS
Review of noise complaints and tickets issued to date
Update on Fields of Farm Colony
Marijuana Cultivation Centers and Marijuana Dispensaries discussion

PUBLIC COMMENT

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 July 7, 2014
KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of May 12, 2014

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

ROLL CALL
Present: Chairman Scott Gryder, Amy Cesich (6:34), Vice-Chair Judy Gilmour, Lynn Cullick (6:53) and Jeff Wehrli
Absent: None
Also present: Planning & Zoning Manager: Angela Zubko
In the audience: Ron Reinert, Jay Beckendorf, County Board member Matt Prochaska, Scott Friestad, Kristin Friestad and Bob Friestad

APPROVAL OF AGENDA
Judy Gilmour made a motion to approve the agenda as written, Jeff Wehrli seconded the motion. All agreed and the motion was approved.

APPROVAL OF MINUTES
Judy Gilmour made a motion to approve the minutes from April 7, 2014. Jeff Wehrli seconded the motion. All agreed and the minutes were approved.

EXPENDITURE REPORT (handed out at meeting)
Judy Gilmour made a motion to approve the expenditure report in the amount of $15,439.13 and forward it onto the Finance Committee, Jeff Wehrli seconded the motion. With a roll call vote all in attendance agreed and the motion was approved.

PETITIONS-
#14-06 Reinert Fox Road Subdivision
Planner Angela Zubko did an overview of the request stating the property is located at 12345 Fox Road on the north side about 0.2 miles east of Highpoint Road. The petitioners are seeking approval of a preliminary & final plat for a 2 lot subdivision in which 1 lot is already built on. The property was rezoned in 1994 for 2 homes but never subdivided. During the approval of the rezoning there was much discussion on water issues and the soils having extremely high groundwater elevations. Staff deferred to the Health Department, engineers and soil and water conservation district on this issue in which the Health Department had one comment: that this lot has shallow seasonal high water table (less than 12 inches in some borings) observed on Lot 2. This condition may prevent the installation of a conventional septic tank/soil absorption system. The modification of present site conditions, and/or the need for alternative wastewater treatment systems, may need to be considered. Also in 1994 the Highway Department requested only 1 access point off Fox Road and that it line up with the driveway across the street. Since then a moon shaped driveway has been installed and they are requesting another entrance from the Highway Department, the petitioner will need to request a variance from the Highway Department to add another access point at this time. Mr. Fran Klaas stated that no
ROW needs to be dedicated at this time due to the proposed realignment of Fox. This part of Fox will be a local street so he is not too worried about acquiring any ROW or the variance for another access.

The petitioner will have 2 lots, lot 1 will be 90,329.21 square feet including the ROW and lot 2 will be 94,072.57 square feet including the ROW. Since they currently own to the center of the roadway staff could count that towards their square footage. Our consulting engineer had two comments that have since been taken care of. Staff recommends approval of the requested preliminary and final plat with no conditions. The ZPAC and Plan Commission recommended approval of the preliminary and final plat.

Mr. Gryder stated his concerns were taken care of during ZPAC from Fran Klaas from the Highway Department and Megan Andrews from the Soil and Water Conservation District. Ms. Gilmour asked if the proposed access will be another moon shaped driveway. Mr. Reinert stated no it would just be a single driveway. Mr. Wehrli asked about the top of foundation if it will match the existing home. Mr. Reinert stated it will be about 14 inches taller due to the newer elevation of Fox Road.

With no further suggestions or changes Judy Gilmour made a motion, seconded by Jeff Wehrli to recommend approval and forward the petition onto the next County Board meeting. With a roll call vote, all were in favor.

#14-13 New Day Montessori School
Planner Zubko stated in your packet is a draft ordinance for 3437 Wolf Crossing Road. This is rectifying a 2008 resolution authorizing the settlement of a lawsuit that took place. Back in 2008 the director was of the opinion the resolution was enough for this property to have a special use. Since then Planner Zubko has received a couple phone calls wondering if the special use was with the land. Planner Zubko asked for assistance from the SAO which stated this property really should have a special use permit/ordinance. Everything in the ordinance is straight from the settlement.

Mr. Gryder asked if this was a housekeeping item or can we make any changes. Planner Zubko stated it's a housekeeping item. Ms. Gilmour asked why it was denied at that time. Mr. Wehrli was here at the time and stated it was basically due to traffic.

Jeff Wehrli made a motion to approve and forward the petition onto the next County Board meeting. Judy Gilmour seconded the motion. All were favor and the motion passed.

PUBLIC COMMENT
Michele Ali- Ms. Michele is not in attendance tonight

Jay Beckendorf introduced himself and stated he'd like to comment on the asphalt plant out on quarry road. As the mayor of Lisbon, he would like a public comment period, maybe some berms or lighting concerns. He stated the neighbors moved in next to a mine that does not run 24 hours a day and is worried about truck traffic. Also the asphalt plant is suppose to be temporary and now heard it might be forever. He stated the Quarry Road intersection is not good to get out of and there will be more traffic with concrete crushing. His other concern is the trucks driving through the Village of Lisbon and there is a school on that road way. He is of the opinion more needs to be done to help the residents. He also is of the opinion the plant is too close to the roadway.
Scott Friestad also wanted to comment on the asphalt plant. In the 90’s a couple mines were petitioned and the County Board held back to get comments from the community. He’s a little concerned about the plant asking what ordinance they would fall under. He would request it be done correctly.

Kristin Friestad stated they are right across the street from the quarry and asphalt plant. They are not against the businesses in the area but want to make sure they have to follow the same rules everyone else needs to follow.

Bob Friestad stated he would like them to be a good neighbor. He has a field right across the plant and has had to pick up garbage three different times. Also he was under the impression commercial buildings need a concrete foundation. He stated they have a building that’s just a pole barn with no foundation.

NEW BUSINESS

1. Camelot Farms Plat Extension for 1 year: Petition #08-18- Planner Zubko in the packet you will see a letter from Camelot Farms from 2009. The petitioner is requesting another 1 year extension to record the final plat. The property is located at 55 Chippewa Drive. Jeff Wehrli made a motion to approve the extension and forward it onto the next County Board meeting, Judy Gilmour seconded the motion. Mr. Wehrli stated they are a neighbor of his and they’re trying to do the right thing. All were in favor and the motion was approved.

Lynn Cullick is in attendance.

OLD BUSINESS

1. Update on Asphalt plant at 16805 Quarry Road- discuss options and vote on how to proceed- Planner Zubko stated she has been on contact with the owner and their lawyers. It sounded like they were going to apply by the deadline of April 30th and then Planner Zubko did not receive an application so Planner Zubko called the lawyer on May 1st and the Lawyer stated they planned to apply within the next few weeks. Planner Zubko then sent an email to confirm a date to submit in writing and has not received any feedback. Planner Zubko would like to know how the Committee would like to proceed if he does not submit by the end of the month. Member Wehrli would like to see it done correctly. Ms. Cesich stated this is a little harder since the permit was granted. Ms. Gilmour wanted to ask Mayor Beckendorf if Lisbon has had any contact with the asphalt plant. Mayor Beckendorf stated they were supposed to meet with D Construction to address their concerns but have not yet. Ms. Cullick thinks this should go to the Committee of the Whole for the full board to discuss. Ms. Gilmour stated she also agrees due to concerns from the neighbors and the Village of Lisbon. Mr. Wehrli made a motion for this to be sent to the COW and would like to invite the owner and their lawyers to attend. Lynn Cullick seconded the motion. All were in favor and the motion was approved.

UPDATE ON HISTORIC PRESERVATION- A Proclamation declaring Historic Preservation Month in Kendall County for the month of May- Planner Zubko stated the Historic Preservation Commission made a motion to forward the Proclamation to the County Board meeting on May 20th. This Committee does not need to vote to take this to County Board but didn’t want it to be a surprise on the agenda.

UPDATE ON CMAP LAND USE COMMITTEE MEETING- No update at this time. Planner Zubko stated this meeting currently conflicts with the Community Excellence class she is taking at Waubonsee College. Planner Zubko is really enjoying the class and so far she has learned about being a good leader, government structures and labor law.

S.12.14 PBZ Meeting Minutes
PROJECT STATUS REPORT—Reviewed
Planner Zubko stated she has been contacted about a possible cultivation center in unincorporated Kendall County and a text amendment would run simultaneously with the petition. There was some discussion on the process and what we would do.

PERMIT REPORT—Reviewed
REVENUE REPORT—Reviewed
CORRESPONDENCE—None
EXECUTIVE SESSION—None

ADJOURNMENT- Next meeting will be on June 9, 2014
Judy Gilmour made a motion to adjourn the meeting. Lynn Cullick seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 7:15 p.m.

Respectfully Submitted,
Angela L. Zubko
Planning & Zoning Manager
14-10
Plano Rotary Club Trust 1
Major Amendment to an A-1 Special Use

SITE INFORMATION
PETITIONERS  Plano Rotary, Plano Boy Scout Troop 71 & Plano American Legion Post 395
ADDRESS  1701 Little Rock Road, Plano
LOCATION  On the west side of Little Rock Road, 2.75 miles north of Route 34, 0.3 miles north of Miller Road
TOWNSHIP  Little Rock
PARCEL #  01-09-428-004
SIZE  7.32 Acres

EXISTING LAND USE  Recreational Camp Ground

ZONING  A-1 Special Use for Recreational Camp Ground (Ordinance #2004-04)
Ordinance # 2004-05: Variance to the private road standards

LRMP

<table>
<thead>
<tr>
<th>Land Use</th>
<th>County: Countryside Residential; City of Plano: Low Density Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>Little Rock is considered a major collector road</td>
</tr>
<tr>
<td>Trails</td>
<td>None</td>
</tr>
<tr>
<td>Floodplain/Wetlands</td>
<td>There is floodplain and floodway located on the far western edge of this property</td>
</tr>
</tbody>
</table>

REQUESTED ACTION  Approval of a major amendment to an existing Special Use Permit to modify the site and change all their existing conditions. The Petitioners are basically...
starting over.

APPLICABLE REGULATIONS
§7.01.C (A-1 Agricultural Special Uses)
§11.01 (Parking Regulations)
§13.07 (Special Uses)
§10.00.H of the Subdivision Regulations (Private drive standards)

SURROUNDING LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ¼ Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential/Agricultural</td>
<td>A-1; R-3</td>
<td>Countryside Res.</td>
<td>A-1; R-3</td>
</tr>
<tr>
<td>South</td>
<td>Agricultural</td>
<td>A-1; Plano</td>
<td>Countryside Res. &amp; Plano</td>
<td>A-1; R-1; Plano</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-1</td>
<td>Countryside Res.</td>
<td>R-1; A-1; Plano</td>
</tr>
<tr>
<td>West</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Countryside Res.</td>
<td>A-1</td>
</tr>
</tbody>
</table>

PHYSICAL DATA
ENDANGERED SPECIES REPORT
The Illinois Heritage Database contains no record of State-listed threatened or endangered species, IL Natural Area Inventory sites, dedicated IL Nature Preserves, or registered Land and Water Reserves in the vicinity of the project.

NATURAL RESOURCES INVENTORY
No NRI or executive summary will be needed due to fact that no buildings are being proposed on the site.

ACTION SUMMARY

TOWNSHIP (Little Rock)
This was mailed to Frank & Angie Carreno on 4.25.14 and Kendall County has been informed it will be discussed at their June 14th meeting.

MUNICIPALITY (Plano)
This was emailed to Tom Karpus on 4.25.14 and they have no comments.

ZPAC (5.5.14)
2 conditions were deleted and staff was to work with the Health Department to word condition #10 which has since been completed. The ZPAC recommended approval.

KCRPC (5.28.14)
The Plan Commission recommended approval and deleted 1 condition. There were only 2 neighbors that asked questions about the access roadway and if it was to be open to the public, which it will not be.

SUHO (6.2.14)
The hearing officer made a favorable recommendation and adding one condition about allowing the parking/passing zone 1 to be moved up to the 150’ marker due to cost. The long term plan is to follow Attachment 1.

REQUESTED ACTION

GENERAL
Approval of a major amendment to an existing Special Use Permit to modify the site and change all their existing conditions. The Petitioners are basically starting over.

HISTORY
In 2003/2004 the petitioner requested a special use permit for overnight camping, a variation from the parking lot setback requirements from 50 feet to 20 feet and a variation from the required driveway paving materials – from CA-6 to recycled asphalt. Our parking lot setbacks have changed since then so they will not need a variance for the parking standards. Staff is waiting to hear back what they driveway will be constructed just for clarification as they already were approved for the
Since the special use was approved the recreational camps conditions have changed but since they were previously approved they would be considered legal non-conforming due to the lot size. Below are the new conditions for recreational camps and recreational vehicle parks:

a. The minimum lot size must be 20 acres
b. All standards of the Health Department are met in accordance with the requirements set forth in the most recent version of the Kendall County Food Establishment Sanitation Ordinance and Kendall County Food Establishment Sanitation Ordinance.
c. Must seek approval from the Fire and police departments
d. Adequate directional signage must be throughout the property
e. Maximum continuous stay shall not exceed 90 days.

They will meet all other standards and those have been placed as conditions on the special use.

SIGNAGE
No sign 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 is proposing a locked gate access point off of Little Rock Road. Back in 2004 there was a proposed access point from the proposed subdivision to the southwest which may never be built. If it does ever get platted or built the special use can be re-evaluated at that time. The petitioner proposes to install a minimum of 10' access road with two bypass areas (pullovers) staggered along the drive to accommodate cross traffic and minimum the area devoted to off-street parking.

FENCING
The petitioner proposes to install a galvanized steel wire fence attached to steel posts. The posts will be located at ten (10) foot intervals.

HEALTH DEPARTMENT
This would be considered a campground so the site would fall under IDPH regulations. Kendall County would recommend contacting them about a water source or a septic.

FLOODPLAIN
The far western edge of the property has floodway and floodplain as depicted below, nothing plans on being constructed near this.

PREVIOUS CONDITIONS
The following are conditions that were placed on the property in the ordinance from 2004 and are proposed to be deleted:

1. No parking shall be permitted along the access drive/driveway.
2. Unless constructed to Kendall County standards, the proposed driveway shall be used as access only for the proposed use. In the event that access to the campground is obtained via the proposed Plano subdivision “ghost platted” to the south as depicted on attached Exhibit “B”, the proposed driveway off of Little Rock Road will be reserved for emergency vehicles only and not be used for regular access to the property.
3. "No Trespassing" signs are posted every one hundred (100) feet along the northern boundary of the property.

4. The property owner and the petitioner are to submit evidence of liability insurance of sufficient coverage to fully indemnify the adjoining property owners for any liability, property damage, injury, and/or death to livestock covering any person on the subject property at any time as a result of use of the property as a campsite. Said insurance policy shall specifically hold Kendall County, Illinois harmless in any legal action pertaining to this use and fully reimburse Kendall County, Illinois for any expenses incurred in any legal action pertaining to this use, whether or not Kendall County, Illinois is subsequently severed from any legal action that may issue from said use. Said policy shall indicate that the owner of the parcel, as well as the petitioner, will accept full contractual terms and conditions for financial responsibility for any damages, injuries, death, etc. which may ensue as a result of the use of the property as a campsite. When said insurance is obtained, a copy of the policy's declaration page shall be mailed to the Kendall County Office of Planning, Building and Zoning. No activity covered by this special use permit shall occur prior to receipt of the aforementioned evidence of insurance.

5. Restrict general public access off of Little Rock Road to the property by providing a locked gate at the entrance of the private driveway. In the event that additional entrances to the campsite become available, said additional entrances shall also be restricted to the general public in a similar manner.

6. Restrict usage of the property to primitive (wilderness) tent camping only (any other type of gathering is prohibited). Motor homes, travel trailers, or pop ups are not permitted. The owner and petitioners agree not to build any permanent structures (permitted or not) on with the exception of structures such as privies or similar facilities as may be required for to protect the life, health or safety of campers utilizing the premises.

7. Limit primitive tent camping to a maximum of twelve (12) times per year, not to exceed three (3) consecutive nights per occurrence.

8. Limit the number of campers to not more than fifty (50) people at any one time to include a minimum of one (1) adult for every ten (10) Boy Scouts, and at least two (2) adults over the age of 21 being Scout leaders.

9. Limit the use of the property subject to this special use permit to the Plano Boy Scouts only. Jamborees, or use by other Scout troops, are prohibited.

10. At least two (2) weeks prior to any use covered by this special use permit, the petitioner shall notify surrounding property owners, the Office of the Director of Planning, Building, and Zoning for Kendall County, and Kencom. Written notice or telephone notice shall be deemed sufficient for purposes of this condition.

11. The petitioner shall construct the access drive and parking lot layout to provide a minimum of two (2) twenty to twenty-five (20-25) foot wide bypass areas (pullovers) to accommodate cross traffic staggered along the access drive and minimize the area devoted to off-street parking as indicated in Group Exhibit "C" and in accordance with the variances for setbacks as approved by the Kendall County Zoning Board of Appeals on January 24, 2004. In the event that alternate accesses to the subject property are obtained, they shall be built with sufficient width to allow for cross traffic to flow without interference.

12. This special use permit will be reviewed annually in the years 2005, 2006, and 2007 to determine if there have been any operational issues affecting the adjoining property owners, as well as ascertaining the adherence to the various other stated conditions. Every effort will be made to schedule the aforementioned annual reviews during the same month that the original permit was approved by the County Board in 2004. In the event that the County Board is satisfied with the petitioner's adherence to these...
conditions, the next schedule review after 2007 will be in 2010 and every three (3) years after in perpetuity.
13. Limit campfires to no more than four (4) fire sites per campground while under adult supervision.
14. The petitioner shall implement a fire/woodland management plan to be reviewed and approved by the local fire protection district(s) and the Kendall County Forest Preserve District.
15. No campfires will be allowed during periods of drought or high fire danger.
16. Receipt of any permits as may be required by the Illinois Department of Public Health.

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. The Petitioner 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 Plano Rotary Club Trust 1 was formed only for the purpose to benefit the community, and has proved to be a very safe and people focused organization.

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 Plano Rotary Trust 1 has had great relationships with all neighbors, never causing any negative situations.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is a primitive camp ground and no structures are proposed to be built at this time. An entrance with a culvert has been put in and an access road is proposed to be built in the future.

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. Plano Rotary Trust 1 has had been in the county for awhile with no problems in following regulations.

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. The Plano Rotary Trust 1 has worked with many local agencies on resource management and other plans and continues to follow through and work within them.

CONDITIONS

Below are a list of conditions the petitioners will be abiding by but staff does not feel they need to be listed on the special use:

1. The proposed lane/drive/driveway shall be used as access only for the proposed use.
2. "No Trespassing" signs will be posted at the entrance and all corners of the property. The entire property perimeter, fenced and not-fenced will utilize the State Purple Paint law to designate "No Trespassing."
3. Primitive tent camping will be limited to no longer than three (3) consecutive
    nights per occurrence.
4. The minimum of one (1) adult over the age of 21 for every ten (10) youths.
5. The petitioners will meet the requirements for easement of the
    TransCanada Pipeline. (Attachment #3) This attachment also discusses the
    fence location.
6. The property owner and petitioner are to submit evidence of liability
    insurance of sufficient coverage to fully indemnify the adjoining property
    owners for any liability, property damage, injury, and/or death to livestock
    covering any person on the subject property at any time as a result of the
    use of the property. Said insurance policy shall specifically hold Kendall
    County, Illinois harmless in any legal action pertaining to the use and fully
    reimburse Kendall County, Illinois for any expenses incurred in any legal
    action pertaining to this use, whether or not Kendall County, Illinois is
    subsequently severed from any legal action that may be issued from said
    use. Said policy shall indicate that the owner of the parcel, as well as the
    petitioner, will accept full contractual terms and conditions for financial
    responsibility for any damages, injuries, death, etc. which may ensue as a
    result of the use of the property. When said insurance is obtained, a copy
    of the policy declaration page shall be mailed to the Kendall County Office
    Planning, Building and Zoning. No activity covered by this special use
    permit shall occur prior to the receipt of the aforementioned evidence of
    insurance (attachment #4).
7. The Board feels these changes are for the betterment of both the use of the
    site and the adjoining property owners. The Board of Trust will be the sole
    entity to give any individual, group or organization written permission to
    utilize the site, staying within the guidelines of the trust as seen by the
    Board of the Trust.
8. Must seek approval from the Fire and police departments.
9. The petitioner shall implement a fire/woodland management plan to be
    reviewed and approved by the Fox-Little Rock Fire protection district, the
    Kendall County Forest Preserve and the County Extension Service.
10. The special use will be revised annually in the years 2015, 2016 & 2017. If
    there have been no operational issues affecting the adjoining property
    owners, as well as ascertaining the adherence to the various other
    conditions, and the County Board is satisfied with the petitioner’s adherence
    to these conditions, the next schedule for review after 2017 will be 2020 and
    every three (3) years after in perpetuity.

RECOMMENDATION
Staff recommends approval of the requested major amendment to their special use
with the following conditions:
1. The property will be restricted to primitive (wilderness) tent camping and
    educational day camps. Scout Jamborees are prohibited.
2. Motor homes, travel trailers or pop ups are not permitted.
3. The number of occupants is limited to a maximum of fifty (50) at any one time.
4. No permanent structure will be built with the exception of structures as may be
    required to protect the life, health, safety or continue educational experience
    of the persons utilizing the premises.
5. Access to the property would be restricted by a locked gate at the entrance off
    Little Rock Road.
6. The petitioner shall construct the access drive (Attachment #1) and parking lot layout (Attachment #2) to provide a minimum of two twenty to twenty-five (20-25) foot wide bypass areas (pullovers) staggered along the access drive to accommodate cross traffic and minimize the area devoted to off street parking. These would be in accordance with the setbacks per the existing Kendall County Ordinances and allow for access and turn-around of emergency vehicles. Allow passing zone 1 to be moved up the 150’ setback line to help cost. The ultimate plan is to follow Attachment #1.
7. Acquire any permits that may be required by the Kendall County Building or Kendall County Health Department.
8. The operation shall conform to all appropriate Codes and Ordinances of the Illinois Department of Public Health and the Kendall County Health Department.
9. Adequate directional signage must be throughout the property.
10. Maximum continuous stay shall not exceed 90 days.

ATTACHMENTS
1. Draft Ordinance including: Attachment #1: Access Road and fence location
   Attachment #2: Parking lot layout
   Attachment #3: Easement provisions for the TransCanada Pipeline
2. Ordinance 2004-04: A-1 Special use for a wilderness campground with accessory off-street parking facilities
3. Ordinance # 2004-05: Variance to the private road standards for type of drive and setbacks
4. Meeting Minutes from ZPAC on 5.5.14
5. Meeting Minutes from RPC on 5.28.14
6. Meeting Minutes from SUHO on 6.2.14
7. Plat of Survey of Whole property
ORDINANCE NUMBER 2014 - ______

GRANTING A MAJOR AMENDMENT TO A SPECIAL USE FOR
PLANO ROTARY CLUB TRUST 1 AT 1701 LITTLE ROCK ROAD

WHEREAS, the Plano Rotary, Plano Boy Scout Troop 71 & the Plano American Legion Post 395 have filed a petition for a major amendment to their Special Use within the A-1 Agricultural Zoning District for a 7.32 acre property located on the west side of Little Rock Road, 2.75 miles north of Route 34, 0.3 miles north of Miller Road, commonly known as 1701 Little Rock Road, (PIN# 01-09-428-004), in Little Rock Township; and

WHEREAS, said property is currently zoned A-1 Agricultural with an existing Special Use for operation of a recreational campground; and

WHEREAS, said petition is to amend their existing special use permit to continue operation of their recreational campground modifying their site plan and existing conditions; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a special use to allow for a wilderness campground with accessory off-street parking facilities as provided in Section 7.01.D.22 (Recreational Camps) with conditions for 7.32 acres as Ordinance 2004-04 on February 17, 2004; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a variance to the subdivision regulations for private roads to construct an 800 foot long access drive utilizing asphalt filings in-lieu of the required 12” of crushed limestone the top 6” of which shall be CA-6 Ordinance 2004-05 on February 17, 2004; and

WHEREAS, said property is legally described as:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10, IN TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°02’ EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 158.45 FEET TO THE CENTER LINE OF STATE AID ROUTE NO. 12; THENCE NORTH 2°59’ WEST ALONG SAID CENTER LINE 1600.7 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89°54’ WEST 1837.91 FEET; THENCE SOUTH 1°44’ 54” EAST 243.3 FEET; THENCE SOUTH 89°12’38” EAST 456.00 FEET; THENCE SOUTH 0°57’ EAST 67 FEET; THENCE SOUTH 88°30’ EAST 513.90 FEET; THENCE NORTH 0°57’ WEST 313.25 FEET; THENCE SOUTH 89°54’ EAST 915.67 FEET TO THE CENTER LINE OF STATE AID ROUTE NO. 12; THENCE NORTH 2°59’ WEST ALONG SAID CENTER LINE 15.02 FEET TO THE POINT OF BEGINNING, CONTAINING 6.694 ACRES, IN LITTLE ROCK TOWNSHIP, KENDALL COUNTY, ILLINOIS.

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 June 2, 2014; 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 Plano Rotary Club Trust 1 was formed only for the purpose to benefit the community, and has proved to be a very safe and people focused organization.**

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 Plano Rotary Trust 1 has had great relationships with all neighbors, never causing any negative situations.**

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This is a primitive camp ground and no structures are proposed to be built at this time. An entrance with a culvert has been put in and an access road is proposed to be built in the future.**

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. **Plano Rotary Trust 1 has had been in the county for awhile with no problems in following regulations.**

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. **The Plano Rotary Trust 1 has worked with many local agencies on resource management and other plans and continues to follow through and work within them.**

**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 repeals Kendall County Ordinance #04-04 in its entirety and grants approval of a major amendment to their existing special use zoning permit to continue operation of their recreational campground at 1701 Little Rock Road subject to the following conditions:
1. The property will be restricted to primitive (wilderness) tent camping and educational day camps. Scout Jamborees are prohibited.

2. Motor homes, travel trailers or pop ups are not permitted.

3. The number of occupants is limited to a maximum of fifty (50) at any one time.

4. No permanent structure will be built with the exception of structures as may be required to protect the life, health, safety or continue educational experience of the persons utilizing the premises.

5. Access to the property would be restricted by a locked gate at the entrance off Little Rock Road.

6. The petitioner shall construct the access drive (Attachment #1) and parking lot layout (Attachment #2) to provide a minimum of two twenty to twenty-five (20-25) foot wide bypass areas (pullovers) staggered along the access drive to accommodate cross traffic and minimize the area devoted to off street parking. These would be in accordance with the setbacks per the existing Kendall County Ordinances and allow for access and turn-around of emergency vehicles. Allow passing zone 1 to be moved up the 150’ setback line to help cost. The ultimate plan is to follow Attachment #1.

7. Acquire any permits that may be required by the Kendall County Building or Kendall County Health Department.

8. The operation shall conform to all appropriate Codes and Ordinances of the Illinois Department of Public Health and the Kendall County Health Department

9. Adequate directional signage must be throughout the property.

10. Maximum continuous stay shall not exceed 90 days.

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

IN WITNESS OF, this ordinance has been enacted on June 17, 2014.

Attest:

Debbie Gillette  
Kendall County Clerk

John Shaw  
Kendall County Board Chairman
A = 6" wooden base/corner posts
B = 6' STEEL GATES

---

Five (5) foot lane EASEMENT / CITY
Four (4) feet - Three (3) strand steel fence w/ T posts

155' R.O.W.

305' R.O.W.

PASSING ZONE 1
80' x 35'

TRANS CANADA EASEMENT 100'

PASSING ZONE 2
305' R.O.W.

R.O.W. CTR. RD 35"
ATTACHMENT "1" B. 2

PARKING PLAN 'A'

SEE ATTACHMENT "2"

PASSING ZONE 2
80' x 35'

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW

ROW
ATTACHMENT #3

Trans Canada Pipeline
Attn: Kenneth L. Van Haitsma
Manager, Lake Michigan Area

Mr. Van Haitsma,

1 April, 2014

This letter is to describe the proposed fencing and access lane to be installed across the TransCanada easement on the 'Sherman R. Cook Scout Park' property, here-in referred to as the “Cook” property. This property is located on the West side of Little Rock Road just North of Miller Road. The address for the property is 1701 Little Rock Rd., Plano, IL 60545. Attached please find a drawing of the proposal.

A public hearing at the county level will be held in the near future to discuss other items along with this lane proposal. I will keep you abreast of any changes up to that time that may arise due to ordinances.

Description of proposed fence
The fence will be a section, described below, that can be removed with minimum impact by your maintenance crews when needed.
+ Four (4) base wooden posts will be set ten (10) feet off the TransCanada easement, one at each end (West & East) on both the North and South property lines of the Cook property. These will be anchor points for both the main fencing for the property and the removable section across the Trans-Canada easement.
+ Three (3) separate strands of 12 gauge galvanized steel wire will be attached to five (5) foot steel ‘T’ posts.
+ Each strand would be wire clipped to each post sixteen (16) inches apart starting four (4) inches from the top.
+ The posts will be located at ten (10) foot intervals.
+ The posts will be set twelve (12) inches into the ground with four (4) feet of post above ground.
+ The posts will be painted purple only on the exterior top twelve (12) inches to meet the State of Illinois regulations for the Purple Paint Law.

Description of proposed access lane
The lane will be a single vehicle width, approximately 8 to 10 feet wide, to allow for emergency vehicles to gain access to the main piece of property. It will not be improved, i.e. rock, asphalt, etc. as it will be limited access to the property through locked gates.

Any questions or concerns please contact me at 847-417-9861 (cell),
E-mail: AHH31332@comcast.net, or snail mail:

James E. Hill
210 N. Oak St.
Plano, IL 60545

Semper Fi,

James E. Hill

James E. Hill
ORDINANCE NUMBER 2003 - O4-04

GRANTING A SPECIAL USE
PLANO BOY SCOUTS - (COOK WOODS)

WHEREAS, John P. McGinnis, acting on behalf of the Plano Boy Scouts as a trustee for the property, filed a petition for a Special Use within the A-1 district for the 7.32 acre property located in Little Rock Township along the west side of Little Rock Road, north of Miller Road and south of Glenda Road commonly referred to as “Cook Woods” (PIN 01-09-428-004); and

WHEREAS, said petition will allow the premises to be used as a wilderness campground with accessory off-street parking facilities, as provided in Section 7.01.D.22. (Recreational Camps) of the Kendall County Zoning Ordinance; and

WHEREAS, said property is presently zoned A-1 (Agricultural); and

WHEREAS, said property is legally described in attached Exhibit “A” attached hereto and made a part hereof; and

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

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to allow for a wilderness campground subject to the following conditions:

1. No parking shall be permitted along the access drive/driveway.
2. Unless constructed to Kendall County standards, the proposed driveway shall be used as access only for the proposed use. In the event that access to the campground is obtained via the proposed Plano subdivision “ghost platted” to the south as depicted on attached Exhibit “B”, the proposed driveway off of Little Rock Road will be reserved for emergency vehicles only and not be used for regular access to the property.
3. “No Trespassing” signs are posted every one hundred (100) feet along the northern boundary of the property.
4. The property owner and the petitioner are to submit evidence of liability insurance of sufficient coverage to fully indemnify the adjoining property owners for any liability, property damage, injury, and/or death to livestock covering any person on the subject property at any time as a result of use of the property as a campsite. Said insurance policy shall specifically hold Kendall County, Illinois harmless in any legal action pertaining to this use and fully reimburse Kendall County, Illinois for any expenses incurred in any legal action pertaining to this use, whether or not Kendall County, Illinois is subsequently
severed from any legal action that may issue from said use. Said policy shall indicate that the owner of the parcel, as well as the petitioner, will accept full contractual terms and conditions for financial responsibility for any damages, injuries, death, etc. which may ensue as a result of the use of the property as a campsite. When said insurance is obtained, a copy of the policy’s declaration page shall be mailed to the Kendall County Office of Planning, Building and Zoning. No activity covered by this special use permit shall occur prior to receipt of the aforementioned evidence of insurance.

5. Restrict general public access off of Little Rock Road to the property by providing a locked gate at the entrance of the private driveway. In the event that additional entrances to the campsite become available, said additional entrances shall also be restricted to the general public in a similar manner.

6. Restrict usage of the property to primitive (wilderness) tent camping only (any other type of gathering is prohibited). Motor homes, travel trailers, or pop ups are not permitted. The owner and petitioners agree not to build any permanent structures (permitted or not) on with the exception of structures such as privies or similar facilities as may be required for to protect the life, health or safety of campers utilizing the premises.

7. Limit primitive tent camping to a maximum of twelve (12) times per year, not to exceed three (3) consecutive nights per occurrence.

8. Limit the number of campers to not more than fifty (50) people at any one time to include a minimum of one (1) adult for every ten (10) Boy Scouts, and at least two (2) adults over the age of 21 being Scout leaders.

9. Limit the use of the property subject to this special use permit to the Plano Boy Scouts only. Jamborees, or use by other Scout troops, are prohibited.

10. At least two (2) weeks prior to any use covered by this special use permit, the petitioner shall notify surrounding property owners, the Office of the Director of Planning, Building, and Zoning for Kendall County, and Kencom. Written notice or telephone notice shall be deemed sufficient for purposes of this condition.

11. The petitioner shall construct the access drive and parking lot layout to provide a minimum of two (2) twenty to twenty-five (20-25) foot wide bypass areas (pullovers) to accommodate cross traffic staggered along the access drive and minimize the area devoted to off-street parking as indicated in Group Exhibit “C” and in accordance with the variances for setbacks as approved by the Kendall County Zoning Board of Appeals on January 24, 2004. In the event that alternate accesses to the subject property are obtained, they shall be built with sufficient width to allow for cross traffic to flow without interference.

12. This special use permit will be reviewed annually in the years 2005, 2006, and 2007 to determine if there have been any operational issues affecting the adjoining property owners, as well as ascertaining the adherence to the various other stated conditions. Every effort will be made to schedule the aforementioned annual reviews during the same month that the original permit was approved by the County Board in 2004. In the event that the County Board is satisfied with the petitioner’s adherence to these conditions, the next schedule review after 2007 will be in 2010 and every three (3) years after in
13. Limit campfires to no more than four (4) fire sites per campout while under adult supervision.

14. The petitioner shall implement a fire/woodland management plan to be reviewed and approved by the local fire protection district(s) and the Kendall County Forest Preserve District.

15. No campfires will be allowed during periods of drought or high fire danger.

16. Receipt of any permits as may be required by the Illinois Department of Public Health.

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 February 17, 2004.

Attest:

Paul Anderson
Kendall County Clerk

John A. Church
Kendall County Board Chairman
State of Illinois  
County of Kendall  


Zoning Petition  
#03-39 Plano Boy Scouts  
(Cook Woods)

ORDINANCE 2004 - 5

SUBDIVISION VARIANCE – PRIVATE ROAD STANDARDS  
PLANO BOY SCOUTS (COOK WOODS)  
7.32 ACRES LOCATED ON THE WEST SIDE OF LITTLE ROCK ROAD  
NORTH OF MILLER ROAD AND SOUTH OF GLENDA ROAD  
LITTLE ROCK TOWNSHIP  

WHEREAS, The Plano Boy Scouts petitioned the County Board for approval of a variance  
to Section 10.F.10.a. of the Kendall County Subdivision Regulations; and

WHEREAS, the property is legally described in Exhibit “A”; and

WHEREAS, the Zoning, Platting Advisory Committee reviewed the request at their meeting  
on September 2, 2003; and

WHEREAS, the Committee, after reviewing the request recommended approval; and

WHEREAS, Section 10.F.10.a. of the Kendall County Subdivision Regulations requires  
private roads and access drives to be improved with 12” of crushed limestone the top 6” of  
which shall be CA-6 as required; and

WHEREAS, the petitioner wishes to construct an 800 foot long access drive utilizing asphalt  
filings in-lieu of the required 12” of crushed limestone the top 6” of which shall be CA-6 as  
required; and

WHEREAS, the Zoning Administrator has evaluated the standards for a subdivision variation,  
and has recommended approval of the variation request to the County Board; and

WHEREAS, said variation would not have a negative effect on adjacent properties; and

WHEREAS, the granting of the variation will not be detrimental to the public safety, health,  
or welfare;

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby approves a  
variation to allow for the construction of an access drive utilizing asphalt filings as depicted  
on “Exhibit B” attached hereto and made a part hereof.
In witness of, this ordinance has been enacted on February 17, 2004.

Paul Anderson
Kendall County Clerk

Attest:

John A. Church
Kendall County Board Chairman
EXHIBIT A

LEGAL DESCRIPTION

That part of the Southeast quarter of Section 9 and the Southwest quarter of Section 10, in Township 37 North, Range 6 East of the Third Principal Meridian, described as follows:

Commencing at the Southwest corner of the Southwest quarter of said Section 10; thence South 89° 02' East along the South line of said Southwest quarter, 158.45 feet to the center line of State Aid Route No. 12; thence North 2° 59' West along said center line 1600.7 feet for a point of beginning; thence North 89° 54' West 1887.91 feet; thence South 1° 44' 54" East 243.3 feet; thence South 89° 12' 38" East 456.00 feet; thence South 0° 57' East 67 feet; thence South 88° 30' East 513.90 feet; thence North 0° 57' West 313.26 feet; thence South 89° 54' East 915.67 feet to the center line of State Aid Route No. 12; thence North 2° 59' West along said center line 15.02 feet to the point of beginning, containing 6.694 acres, in Little Rock Township, Kendall County, Illinois.
Planner Angela Zubko called the meeting to order at 9:10 a.m.

Present:
Megan Andrews – Soil & Water Conservation District
Amy Cesich – PBZ Member
Aaron Rybski – Health Department
Phil Smith – Sheriff’s Office
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Greg Chismark – Wills Burke Kelsey
Brian Holdiman- Building Inspector
Fran Klaas- County Highway Department
Jason Petit- Forest Preserve

Also present: County Board Member John Shaw and petitioner James Hill

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

MINUTES
Megan Andrews made a motion, seconded by Amy Cesich, to approve the April 7, 2014 meeting minutes as amended. All were in favor and the motion carried.

PETITIONS
#14-10 Plano Rotary, Plano Boy Scout Troup 71 & the Plano American Legion Post 395
Planner Angela Zubko did an overview of the request stating the property is located at 1701 Little Rock Road on the west side of Little Rock Road 2.75 miles north of Route 34. The petitioners are requesting a major amendment to their special use to update their site plan and modify all the existing conditions. The petitioners were granted a special use for a recreational camp and 2004 and also a variance to the private road standards for setbacks and the required paving materials. Our setbacks have changed since so a variance to the setbacks is no longer needed but they will keep the variance for the materials from CA-6 to recycled asphalt. We have also updated our regulations with regards to recreational campgrounds which they meet 4 of the 5 requirements. They currently would not meet the 20 acre minimum lot size standard so they will be considered legal non-conforming due to size. For access to the site the petitioners are proposing a locked gate access point off of Little Rock Road. Back in 2004 there was a proposed access point from the proposed subdivision to the southwest which may never be built. If it does ever get platted or built the special use can be re-evaluated at that time. The petitioner proposes to install a minimum of 10’ access road with two bypass areas (pullovers) staggered along the drive to accommodate cross traffic and minimize the area devoted to off-street parking. The petitioner proposes to install a galvanized steel wire fence attached to steel posts. The posts will be located at ten (10) foot intervals. The far western edge of the property has floodway and floodplain but there are currently no plans to construct anything near the floodway. In the packet are the currently conditions, conditions the petitioner will abide by on their property and staff recommends approval of the requested major amendment to their special use with the following conditions:
1. The property will be restricted to primitive (wilderness) tent camping and educational day camps. Scout Jamborees are prohibited.
2. Motor homes, travel trailers or pop ups are not permitted.
3. The number of occupants is limited to a maximum of fifty (50) at any one time.
4. No permanent structure will be built with the exception of structures as may be required to protect the life, health, safety or continue educational experience of the persons utilizing the premises.

5. Access to the property would be restricted by a locked gate at the entrance off Little Rock Road.

6. The petitioner shall construct the access drive (Attachment #1) and parking lot layout (Attachment #2) to provide a minimum of two twenty to twenty-five (20-25) foot wide bypass areas (pullovers) staggered along the access drive to accommodate cross traffic and minimize the area devoted to off street parking. These would be in accordance with the setbacks per the existing Kendall County Ordinances and allow for access and turn-around of emergency vehicles.

7. The petitioner shall implement a fire/woodland management plan to be reviewed and approved by the Fox-Little Rock Fire protection district, the Kendall County Forest Preserve and the County Extension Service. (Do we want this to be a condition?)

8. Acquire any permits that may be required by the Kendall County Building or Kendall County Health Department.

9. The special use will be revised annually in the years 2015, 2016 & 2017. If there have been no operational issues affecting the adjoining property owners, as well as ascertaining the adherence to the various other conditions, and the County Board is satisfied with the petitioner’s adherence to these conditions, the next schedule for review after 2017 will be 2020 and every three (3) years after in perpetuity.

10. All standards of the Health Department are met in accordance with the requirements set forth in the most recent version of the Kendall County Food Establishment Sanitation Ordinance.

11. Must seek approval from the Fire and police departments. (Can probably delete th.s as well)

12. Adequate directional signage must be throughout the property.

13. Maximum continuous stay shall not exceed 90 days.

Amy Cesich, County Board member, had no questions at this time.

Ms. Andrews stated no NRI or executive summary will be needed due to fact that no buildings are being proposed on the site. Ms. Andrews also suggested to use the Department of Natural Resources as a good resource for the woodland management plan.

James Hill, one of the petitioners stated the woodland plan was to make sure they are cognizant if taking out any trees they will be replacing them with a proper specie.

Commander Phil Smith is more concerned with the surrounding property owners. Planner Zubko stated they will be required to notify them for the next couple meetings. Mr. Hill stated they have kept most of the conditions due to previous neighbor concerns and understand their concerns. They hope the proposed conditions will alleviate any issues.

Aaron Rybski just wanted to clarify there will be no structures on site. Mr. Rybski asked about bathroom facilities or showers. Mr. Hill stated no showers but bathrooms might be proposed in the future. It really depends if the site is utilized. Mr. Rybski asked how the waste will presently be handled. Mr. Hill stated the day camps will not be there for an extended period of time and for campers they will have to utilize a dug pit or outhouse. Mr. Rybski stated he will check with the state regulations with regards to an outhouse.

Planner Zubko asked for a consensus if we should eliminate conditions 7 and 11? All the members deferred to Planner Zubko with eliminating these conditions.

Mr. Rybski will email Planner Zubko the overall language to revise condition number 10.

ZPAC Meeting Minutes 5.5.14
With no further comments Phil Smith made a motion, seconded by Amy Cesich to approve the major amendment to the special use and forward the petition onto the Plan Commission meeting in May. All were in favor and the motion carried.

Mr. John Shaw wanted clarification on the neighbor concerns. Mr. Smith stated he wanted to try to prevent any problems with the neighbors.

#14-11 Concrete Crushers
Planner Angela Zubko stated she has received a few phone calls about allowing concrete crushers on property in conjunction with all the roadwork going on in the County. With that the following text amendment was prepared:

Proposed to be a conditional use in the A-1 Agricultural and all business districts. ($100 fee)
Proposed to be a permitted use in all manufacturing districts. (no fee)

Portable Concrete Crushing, Screening and Stockpiling of Dirt, Crushed Concrete and RAP (recycled asphalt pavement), when necessary and incidental to a major construction project as long as the following conditions are met:
  a. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.
  b. The operation shall be located a minimum of seven hundred and fifty (750) feet from any occupied single family residence/townhome/duplex.
  c. All facilities placed or located on the site shall be removed and the site restored to a clean and vegetated condition within the time frame of the permit.
  d. The operation shall produce product only for the specific parcel for which the conditional use is permitted. For operations constructed to support a major road project, the plant shall be located adjacent to the roadway.
  e. Hours of operation must be stated on the conditional use permit in the A-1 agricultural and business districts only.

Temporary Stockpiling of dirt on private property:
  a. Erosion control measures must be in place
  b. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.

Aaron Rybski if they are going to do concrete crushing or stockpiling they must stay a certain distance from wells and septic systems. If the septic system is close he suggests roping off the septic system. Planner Zubko will work with Mr. Rybski on adding a condition about septic systems and wells.

Phil Smith had no comments at this time.

Megan Andrews thought it was well written and looked like conditions on erosion control and restoring the site.

Amy Cesich liked the text amendment as the County Board has been approached a few times with regards to this.

Mr. Shaw asked what are the underlying districts this would be permitted. Ms. Cesich handed Mr. Shaw a copy of the proposed text amendment.

With no further comments Phil Smith made a motion, seconded by Aaron Rybski to approve the text amendment and forward the petition onto the Plan Commission meeting in May. All were in favor and the motion carried.
Chairman Bill Ashton called the meeting to order at 7:02 pm.

ROLL CALL
Members Present: Chair Bill Ashton, Bill Lavine, Brian Leonard, Larry Nelson, Vern Poppen, Claire Wilson and Budd Wormley
Others present: Planning & Zoning Manager Angela Zubko
Members Absent: Tom Casey, Tim Sidles and 1 vacancy (Big Grove)
In the Audience: James Hall, Attorney Julie Swanson Haggard, John McGinnis, Doc & Ginny Gregory and Mike Burgin

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

APPROVAL OF MINUTES
Budd Wormley made a motion to approve the minutes from April 23, 2014 meeting, Tom Claire Wilson seconded the motion. All were in favor and the minutes were approved.

PETITIONS
#14-10 Plano Rotary, Plano Boy Scout Troup 71 & the Plano American Legion Post 395
Planner Angela Zubko did an overview of the request stating the property is located at 1701 Little Rock Road on the west side of Little Rock Road 2.75 miles north of Route 34. The petitioners are requesting a major amendment to their special use to update their site plan and modify all the existing conditions. The petitioners were granted a special use for a recreational camp in 2004 and also a variance to the private road standards for setbacks and the required paving materials. Our setbacks have changed since so a variance to the setbacks is no longer needed but they will keep the variance for the materials from CA-6 to recycled asphalt. We have also updated our regulations with regards to recreational campgrounds which they meet 4 of the 5 requirements. They currently would not meet the 20 acre minimum lot size standard so they will be considered legal non-conforming due to size. For access to the site the petitioners are proposing a locked gate access point off of Little Rock Road. Back in 2004 there was a proposed access point from the proposed subdivision to the southwest which may never
be built. If it does ever get platted or built the special use can be re-evaluated at that
time. The petitioner proposes to install a minimum of 10’ access road with two bypass
areas (pullovers) staggered along the drive to accommodate cross traffic and minimize
the area devoted to off-street parking. The petitioner proposes to install a galvanized
steel wire fence attached to steel posts. The posts will be located at ten (10) foot
intervals. The far western edge of the property has floodway and floodplain but there
are currently no plans to construct anything near the floodway. In the packet are the
current conditions, conditions the petitioner will abide by on their property and staff
recommended conditions. The city of Plano did not have any comments regarding this
petition and the Little Rock Township will be discussing this at their next meeting on
June 14th at 8am. Staff recommends approval of the requested major amendment to
their special use with the following conditions:
1. The property will be restricted to primitive (wilderness) tent camping and
   educational day camps. Scout Jamborees are prohibited.
2. Motor homes, travel trailers or pop ups are not permitted.
3. The number of occupants is limited to a maximum of fifty (50) at any one time.
4. No permanent structure will be built with the exception of structures as may be
   required to protect the life, health, safety or continue educational experience of the
   persons utilizing the premises.
5. Access to the property would be restricted by a locked gate at the entrance off Little
   Rock Road.
6. The petitioner shall construct the access drive (Attachment #1) and parking lot
   layout (Attachment #2) to provide a minimum of two twenty to twenty-five (20-25)
   foot wide bypass areas (pullovers) staggered along the access drive to
   accommodate cross traffic and minimize the area devoted to off street parking.
   These would be in accordance with the setbacks per the existing Kendall County
   Ordinances and allow for access and turn-around of emergency vehicles.
7. Acquire any permits that may be required by the Kendall County Building or Kendall
   County Health Department.
8. The special use will be reviewed annually in the years 2015, 2016 & 2017. If there
   have been no operational issues affecting the adjoining property owners, as well as
   ascertaining the adherence to the various other conditions, and the County Board is
   satisfied with the petitioner’s adherence to these conditions, the next schedule for
   review after 2017 will be 2020 and every three (3) years after in perpetuity.
9. The operations shall conform to all appropriate Codes and Ordinances of the IL
   Department of Public Health and the Kendall County Health Department.
10. Adequate directional signage must be throughout the property.
11. Maximum continuous stay shall not exceed 90 days.

Mr. Lavine had a question about 3 nights in a row and no jamborees if that is restricting
themselves. Mr. John McGinnis, one of the petitioners stated there is a better facility
across from the Farmsworth house for any training, this is more for primitive camping.

Ms. Wilson asked about the condition about no structures and asked for clarification on
what type of structures would help with education. Mr. James Hill, another petitioner
stated they are not sure what is considered a structure by the Counties definition and it could be something identifying flora or fauna that is covered. Mr. Hill stated they want to stay within the confines of the trust and uses. Ms. Wilson asked if the public can access the site. Mr. Hill stated only if they get permission from the Rotary as it will be a locked gate. Mr. Leonard asked about the safety during tornados, Mr. Hill stated it would be as if any other sites. There was brief discussion about deleting condition 8 and the petitioners stated the owners are agreeable to deleting that condition. Condition 8 will be deleted. Ms. Wilson asked about the condition on signage, Mr. Hill stated they will be using the purple paint law to stop from trespassing and directional signage for safety.

Mr. Ashton opened it up to the audience for questions for comments. Virginia Gregory asked if the gates will be locked or the road paved. Mr. Hill stated the gates will always be locked and the road will not be paved but ground asphalt and gravel.

Mr. Lavine asked if this would be handicapped accessible. Mr. Hill stated that is the plan to make the best accommodations they can without taking down any trees.

With no further suggestions or changes Bill Lavine made a motion, seconded by Larry Nelson to recommend approval deleting condition 8 and forward the petition onto the Hearing officer with the remaining staff’s recommendations. A roll call vote all were in favor.

**#14-11 Concrete Crushers**

Planner Angela Zubko stated she has received a few phone calls about allowing concrete crushers on property in conjunction with all the roadwork going on in the County. With that the following text amendment was prepared:

Proposed to be a conditional use in the A-1 Agricultural and all business districts. ($100 fee)
Proposed to be a permitted use in all manufacturing districts. (no fee)

Portable Concrete Crushing, Screening and Stockpiling of Dirt, Crushed Concrete and RAP (recycled asphalt pavement), when necessary and incidental to a major construction project as long as the following conditions are met:

- a. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.
- b. The operation shall be located a minimum of seven hundred and fifty (750) feet from any occupied single family residence/townhome/duplex.
- c. All facilities placed or located on the site shall be removed and the site restored to a clean and vegetated condition within the time frame of the permit.
- d. The operation shall produce product only for the specific parcel for which the conditional use is permitted. For operations constructed to support a major
CALL TO ORDER - SPECIAL USE HEARING OFFICER
At 7:00 p.m., Chairman Wally Werderich called the Special Use Hearing Officer meeting to order.

ROLL CALL
Members present: Walter Werderich
In the audience: James Hall

MINUTES
Wally Werderich motioned to approve the March 3, 2014 Special Use Hearing Officer Meeting minutes as written.

Chairman Werderich swore in all members of the audience that wished to talk about the special use.

PETITIONS
#14-10 Plano Rotary, Plano Boy Scout Troup 71 & the Plano American Legion Post 395
Planner Angela Zubko did an overview of the request stating the property is located at 1701 Little Rock Road on the west side of Little Rock Road 2.75 miles north of Route 34. The petitioners are requesting a major amendment to their special use to update their site plan and modify all the existing conditions. The petitioners were granted a special use for a recreational camp in 2004 and also a variance to the private road standards for setbacks and the required paving materials. Our setbacks have changed since so a variance to the setbacks is no longer needed but they will keep the variance for the materials from CA-6 to recycled asphalt. We have also updated our regulations with regards to recreational campgrounds which they meet 4 of the 5 requirements. They currently would not meet the 20 acre minimum lot size standard so they will be considered legal non-conforming due to size. For access to the site the petitioners are proposing a locked gate access point off of Little Rock Road. Back in 2004 there was a proposed access point from the proposed subdivision to the southwest which may never be built. If it does ever get platted or built the special use can be re-evaluated at that time. The petitioner proposes to install a minimum of 10’ access road with two bypass areas (pullovers) staggered along the drive to accommodate cross traffic and minimize the area devoted to off-street parking. The petitioner proposes to install a galvanized steel wire fence attached to steel posts. The posts will be located at ten (10) foot intervals. The far western edge of the property has floodway and floodplain but there are currently no plans to construct anything near the floodway. In the packet are the current conditions, conditions the petitioner will abide by on their property and staff recommended conditions. The city of Plano did not have any comments regarding this petition and the Little Rock Township will be discussing this at their next meeting on June 14th at 8am. Staff recommends approval of the requested major amendment to their special use with the following conditions:
   1. The property will be restricted to primitive (wilderness) tent camping and educational day camps. Scout Jamborees are prohibited.
   2. Motor homes, travel trailers or pop ups are not permitted.
   3. The number of occupants is limited to a maximum of fifty (50) at any one time.
4. No permanent structure will be built with the exception of structures as may be required to protect the life, health, safety or continue educational experience of the persons utilizing the premises.

5. Access to the property would be restricted by a locked gate at the entrance off Little Rock Road.

6. The petitioner shall construct the access drive (Attachment #1) and parking lot layout (Attachment #2) to provide a minimum of two twenty to twenty-five (20-25) foot wide bypass areas (pullovers) staggered along the access drive to accommodate cross traffic and minimize the area devoted off street parking. These would be in accordance with the setbacks per the existing Kendall County Ordinances and allow for access and turn-around of emergency vehicles.

7. Acquire any permits that may be required by the Kendall County Building or Kendall County Health Department.

8. The operations shall conform to all appropriate Codes and Ordinances of the IL Department of Public Health and the Kendall County Health Department.

9. Adequate directional signage must be throughout the property.

10. Maximum continuous stay shall not exceed 90 days.

The ZPAC and Plan Commission both made a favorable recommendation with some changes to the conditions which have been reflected.

Mr. Hill did not have any comments at this time.

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

With no testimony Walter Werderich closed the public hearing. Mr. Werderich asked if there will be specific campsites or primitive and who will utilize this property. Mr. Hill stated strictly primitive and by anyone that will follow the rules by their Board. There was brief discussion on the Trans Canada Pipeline easement and the impact on this property if any. Mr. Werderich asked about the parking and passing lanes to make sure he is envisioning correctly. Mr. Hill stated the turnaround is wide enough for a school bus or a fire truck. Mr. Werderich asked about the jamborees, Mr. Hill stated there would be no jamborees but the property would strictly be used for outings. Mr. Hill’s definition of a jamboree is with hundreds of scouts and multiple troops. Mr. Hill explained the trust and the conditions on the trust that they are to follow. Mr. Werderich also requested the petitioner explain the purple paint law the state has enacted. Mr. Werderich had no further questions at this time.

Mr. Hill asked if they could change the parking and maybe allow parking up front temporarily but the long term plan would be what is shown in the report. Planner Zubko stated this should not be a problem and we will include that as a condition that the passing zone would move up to 150’ marker to meet setback rules. Mr. Hill asked about the campground wording and the State of Illinois Health Department. Planner Zubko stated she will work with the petitioner on this issue.

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 Petitioner 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 Plano Rotary Club Trust 1 was formed only for the purpose to benefit the community, and has proved to be a very safe and people focused organization.

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 Plano Rotary Trust 1 has had great relationships with all neighbors, never causing any negative situations.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is a primitive camp ground and no structures are proposed to be built at this time. An entrance with a culvert has been put in and an access road is proposed to be built in the future.

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. Plano Rotary Trust 1 has had been in the county for awhile with no problems in following regulations.

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. The Plano Rotary Trust 1 has worked with many local agencies on resource management and other plans and continues to follow through and work within them.

Wally Werderich made a favorable recommendation with the above findings of fact and the 10 conditions specified on the special use including 1 more condition regarding the temporary parking area to change location.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
14-10 Dickson Valley Ministries: Passed on 3.19.14

NEW BUSINESS- None

OLD BUSINESS
Vote on changes to the By-laws regarding the notification process- Planner Zubko stated in the packet are the by-laws the Zoning Board of Appeals has passed. Mr. Werderich approved the by-laws as proposed and approved by the Zoning Board of Appeals.

ADJOURNMENT- Next meeting will be on July 28, 2014
Chairman Werderich adjourned the Special Use Hearing Officer meeting at 7:27 p.m.
Respectfully Submitted,
Angela L. Zubko
Planning & Zoning Manager & Recording Secretary
Lease Extension Amendment

This Amendment ("Amendment") to that certain Lease Agreement #33605 (collectively with all other amendments and/or addenda thereto, the "Lease"), is entered into and effective as of September 26, 2013 by and between Ultimate Sports Dome II ("Landlord") and CLEAR CHANNEL OUTDOOR, INC. ("Tenant").

WHEREAS, Landlord and Tenant desire to amend the lease to establish their respective rights and obligations.

NOW THEREFORE, in consideration of the promises set forth herein, and in the subject Lease, the Landlord and Tenant agree as follows:

1. The term of the Lease shall be extended for a term of ten (10) years. The period from November 1, 2013 through October 31, 2023 shall be known as the "Lease Extension Term".

2. During this Lease Extension Term, Tenant shall submit to Landlord annual land lease rental payments of Three thousand and 00/100 ($3,000.00) dollars, per year, payable in twelve (12) equal monthly payments in advance.

3. It is understood by both Landlord and Tenant that Landlord and the County of Kendall have entered into an agreement memorialized as Ordinance Number 2004-11, attached hereto as Exhibit B, an ordinance amending ordinance 2000-44 that granted an amendment to ordinance 1999-05 that granted a special use permit for Ultimate Sports Dome, Inc. Recreational Facility which states, in addition to other things, that the existing billboard on the property shall be removed no later than October 21, 2009. Should the County enforce Ordinance Number 2004-11 by giving written notice of violation, Landlord has the right to terminate the Lease upon 30-days written notice to Tenant, delivered by certified or registered mail or overnight delivery service, i.e. FedEx or UPS, along with a copy of such notice of violation and Tenant shall receive from Landlord all pre-paid rent for any unexpired term of this Lease. Upon receipt of said termination notice, Tenant shall remove its billboard sign and other related equipment from the property within 30-days.

The parties hereby ratify the Lease and except as amended or modified hereby, all other terms of the Lease shall remain unaltered and in full force and effect.

If a copy or counterpart of this Amendment is originally executed and such copy or counterpart is thereafter transmitted electronically by facsimile, email or similar device, such facsimile or email document will for all purposes be treated as it manually signed by the party whose facsimile or email signature appears.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound hereby, have caused this Amendment to be signed by their duly authorized officers as of the date first written above.

TENANT:
CLEAR CHANNEL OUTDOOR, INC

By: ____________________________
(Signature)

Date: __________/12/21

LANDLORD:
Ultimate Sports Dome II

By: ____________________________
(Signature)

Date: 9/26/13
June 10, 2014

Old 2nd Nation Bank Trust #5474
Ultimate Sports Park- Tom Clifford
100 Route 30
Aurora, IL 60504

Dear Property Owner,

According to the records of the Kendall County Tax Assessor’s Office, you are the owner of property located at 100 Route 30, Aurora, IL (P.I.N.’s #: 03-02-227-004 & 03-02-227-006). It has come to our attention that the above reference property, which is in unincorporated Kendall County with an M-2 special use, is in violation of condition #4 per Ordinance 2004-11. Condition #4 states that “the existing billboard shall be removed not later than November 21, 2005.” This item has been discussed during the Planning, Building and Zoning (PBZ) Committee and the Committee would like to see this condition rectified before another amendment on the special use is granted.

Please consider this your ninety (90) day warning to initiate compliance with the Ordinance. Compliance, in this case, consists of removal of the billboard. Failure to correct this by September 10, 2014 could result in this matter being forwarded to the Office of the State’s Attorney of Kendall County. Please inform the PBZ Department in writing when the billboard has been removed including a date please.

Thank you in advance for your cooperation in this matter. If you have any questions, feel free to contact our office at 630-553-4139.

Sincerely,

THE COUNTY OF KENDALL
Angela L. Zubko
Planning & Zoning Manager
PBZ Projects and Activities-6.3.14

Active Zoning Petitions (not including petitions on hold)
12-19 LRMP Update- Trails
14-09 Emerson Creek Pottery (Minor Amendment to Special Use)
14-10 Plano Rotary Club (Major Amendment to Special Use)
14-11 Concrete Crushing and stockpiling (Text Amendment)
14-14 Ultimate Sports Dome (Minor Amendment to Special Use)
14-15 John Dalton (Administrative Variance)
14-16 Paul Kellogg (Variance)

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

Active Site Development Permits- 13 active

Subdivisions
Fields of Farm Colony- Doing some odds and ends out there with remaining money
Subdivisions still open:
  Highpoint Meadows- For Sale
  Schaefer Glen- For Sale
  Light Road Industrial park- Bought through foreclosure, nothing going on
  High Grove- Sold some property to the Park District
  Tanglewood Trails- Working on punchlist for bank to complete

Projects outside the office
Communities of Excellence Program (Waubonsee class) (Completed in June)
NWPA Planning Committee
NWPA TAC Committee
Kane/Kendall Bike & Pedestrian Plan
County Director Meetings (CMAP)
Land Use Committee Meeting (CMAP)
Drainage District meetings through the Farm Bureau

Other Projects in the office
Investigate floodplain/zoning issues (3 water issues currently- Foxlawn Subdivision, Hawthorn Village, Wildy Road Bridge)
Stormwater mapping in the field- completed 53 subdivisions so far (Finished Little Rock Township)
Working on the windshield Survey for Historic Preservation- finished going through Oswego pictures
Continue improving the GIS website with regards to information on zoning, permits, etc.
Work with mapping to convert hard copy allocation maps into an Ag Allocation layer in GIS
Convert information from pre 1993 permit cards into an excel database to create searchable system of old permit records by PIN or permit number.
Mobile Home Permits- 5 active, 1 is in violation (must be removed)
Cleaning up office with regards to getting old files scanned- All petitions are scanned, working on 2007 in building permits
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 2014 so far: 57.00 hours (32 Meetings)
Night meeting hours attended in 2013: 121.75 Hours (70 Meetings)
Night meeting hours attended in 2012: 111.00 Hours (67 Meetings)
Night meeting hours attended in 2011: 98.5 Hours (56 Meetings)
Night meeting hours attended in 2010: 77.50 Hours (37 Meetings)
Night meeting hours attended in 2009: 51.75 Hours (36 Meetings)
Night meeting hours attended in 2008: 53.5 Hours (27 Meetings)
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33 | $2,170,279 | $8,359 | $3,163
## Permit Summary by Category by Month

### Kendall County

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