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 May 11, 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. 15-08 Gary and Linda Heap
Request A-1 Special Use
Location 4819 Route 52, Minooka (northeast corner of Route 52 and Grove Road)
Purpose Request and A-1 Special Use to operate a fall festival, corn maze, bakery, farm market and similar activities.

2. 15-11 Strong Tower of Refuge Ministries
Request Waiver of Application Fee for a Special Use
Location 81 Boulder Hill Pass
Purpose Special Use to operate a place of worship within a B-3 District

3. 14-37 Home Occupations- Landscape Businesses
Request Text Amendment
Purpose Text Amendment to not allow landscape businesses as home occupations

NEW BUSINESS/OLD BUSINESS
Staffing

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 8, 2015
CALL TO ORDER
The meeting was called to order by Chairman Scott Gryder at 6:30 p.m.

ROLL CALL
Present: Lynn Cullick, Vice-Chair Judy Gilmour, Chairman Scott Gryder and Jeff Wehrli
Absent: Bob Davidson
Also present: Jeff Wilkins: County Administrator; David Berault: Ast. States Attorney; Andrez Beltran, Economic Development and Special Projects Coordinator; Mike Hoffman: Teska Consultant
In the audience: None

APPROVAL OF AGENDA
Lynn Cullick made a motion to approve the agenda as written, Judy Gilmour seconded the motion. Approved 4-0.

APPROVAL OF MINUTES
Judy Gilmour made a motion to approve the minutes from April 13, 2015. Lynn Cullick seconded the motion. Approved 4-0.

EXPENDITURE REPORT
Expenditure report to be sent to Committee and review by Finance Committee.

PUBLIC COMMENT- None

PETITIONS-
1. 14-40 Subdivision Control Regulations- Letters of Credit
   Request Text Amendment
   Purpose Text Amendment to also allow cash bond, irrevocable letter of credit, surety bond, or letter of commitment

   Mr. Hoffman stated that this amendment is to ensure that the County’s subdivision Code is consistent with state statute. This allows developers a choice in what they use for assurances for projects.

   Mr. Wehrli asked about the ease of accessibility with all the funds. Mr. Berault stated that none are easier than others to call upon. Except for cash escrow, these options are required by the State so the County cannot limit the options.

   Mrs. Gilmore asked about the difference non-revocable versus irrevocable letters of credit in relation to non-revocable being removed but irrevocable being left in. Mr. Berault stated that it was the same, but the language used in state statute is irrevocable.

   Mrs. Gilmore asked on the clarification of a maintenance letter of credit that was removed in letter G. Mr. Wehrli answered that it is a guarantee of work quality for a period of time or an amount paid out if refusal to fix...
guaranteed work. Mrs. Gilmore asked about its removal; Mr. Wilkins answered that it is covered under the irrevocable letter of credit. Mr. Berault agreed as it is a terminology change and removal is to match state statute.

Mr. Wehrli asked if to remain consistent that cash escrow should be added to Section 10.00.B.1. Motion by Lynn Cullick to add cash escrow to Section 10.00.B.1 and send to the County Board. Seconded by Jeff Wehrli. Approved 4-0.

2. 14-37 Home Occupations- Landscape Businesses

 Request Text Amendment
 Purpose Text Amendment to not allow landscape businesses as home occupations

Mr. Hoffman stated that Planning, Building, and Zoning has had some minor issues with residents operating landscape businesses out of their homes. This revision is to clarify the ordinance landscape businesses as special use only in Agricultural or Business areas whereas a lawncare business would be allowable as a home business in either Agriculture or Residential. The amendment includes added definition for a landscape business and a lawncare business, and some minor modification to language.

Mr. Wehrli asked if both would be allowed in agricultural while only lawncare would be allowed in residential. Mr. Hoffman confirmed, but stated that a landscape business would need a special use permit in agricultural.

Mr. Wehrli asked how this would affect snow plowing as landscaping/lawncare companies tend to undertake plowing in the winter. Mr. Hoffman stated that there was no categorical specifications in regards to snow plowing as it had not been an issue.

Mrs. Gilmore asked about the omission of trailers in the categorization. Mr. Hoffman stated all equipment must be indoors, so the trailer must be stored in doors but clarified that was only for residential. There was some further discussion on the current code specifications of trailers. Mr. Hoffman found the relevant passage in the code for the committee.

Jeff Wehrli made a motion to approve and send to the County Board. Lynn Cullick seconded. Approved 4-0.

NEW BUSINESS/OLD BUSINESS

1. Tanglewood Trails - Mr. Berault provided an update for the Committee on the project. He stated that they have had discussions with the bank to discuss contribution to finish public improvements. Agreed upon amount was $85,000. A contract was drafted by the State’s Attorney Office and sent to the bank and HOA by Jeff Wilkins. Neither the bank nor the HOA has responded as of yet. Mr. Gryder, Mr. Wilkins, and Mr. Berault stated that the bank liaison has seemed enthusiastic about the deal.

2. Statute requirements for zoning processes – Mr. Gryder stated that previously staff was directed to look into requirements of state statutes in relation to the zoning process. Mr. Hoffman stated after analysis, a Zoning Board of Appeals is required though a Planning Commission is not. He went on to say that in 2010 this was discussed and meetings were rearranged to make the process flow smoother. An option to reduce the time of the zoning process would be to combine the ZBA and Planning Commission; however, this would reduce the ability for the public to comment. Mr. Wehrli asked if there was something driving these changes. Mr. Hoffman stated that it came from complaints from both sides of the process about the number of meetings. Mr. Gryder also stated it has been harder to keep the Commission seats filled. Mr. Hoffman stated vacancies was a factor for other local governments who combined the boards and by combining boards it also allowed for members to be involved in both the
planning and implementation aspect of zoning. Mrs. Gilmore stated that more meetings allowed for more preparation times for both petitioners and the public. Mr. Wehrli agreed saying he liked the added input and the process has moved faster after the process streamlining. Mr. Wilkins stated that with township and municipal input needed, combination of ZBA and RPC may not shorten the process time. Mr. Gryder agreed and complimented the discussion. No action taken

3. Discussion on bringing back R-2 and R-3 zoning- Mr. Hoffman stated that some townships had concerns with back up septic systems being allowed in common open space. Thus far no problems have occurred, but potential for problems is present. They preferred larger lots and are concerned with lack of maintenance of the common open space. At a subsequent developer roundtable, staff and committee members spoke to developers. Developers were not concerned in the near future because new developments were unlikely to occur. After discussion by Ad-Hoc, one option was to have individual system must be on individual lots but common systems could be in common space. A memo of the potential change will be sent to townships to gather their opinion on it. Mr. Hoffman stated that the flexibility of PUDs are their strong point. Mr. Wehrli stated that maintenance issues were a product of the recession, and that open space is part of conservation design that has been County vision for years. No action taken.

4. Camelot Farms Plat Extension for 1 year: Petition 08-18 – Mr. Wilkins stated that the final plat has not been recorded due to the owner’s house not being able to be sold. Mr. Wehrli stated that the house requires a very particular type of buyer. Lynn Cullick made the motion to approve. Judi Gilmore seconded. **Approved 4-0.**

**UPDATE ON HISTORIC PRESERVATION**- Mr. Wehrli stated that Kendall County has first landmark, Hadley House. An event will be held Saturday, May 16 to commemorate it.

**UPDATE ON CMAP LAND USE COMMITTEE MEETING**- Mr. Hoffman stated that Local Technical Assistance applications are out. Change is that they require local match of about ten percent.

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

**ADJOURNMENT**- Next meeting will be on June 8, 2015  
Judi Gilmore made a motion to adjourn the meeting. Lynn Cullick seconded the motion. **Approved 4-0.** Chairman Gryder adjourned the meeting at 7:40 p.m.

Respectfully Submitted,  
Andrez P. Beltran  
Economic Development and Special Projects Coordinator
SITE INFORMATION

PETITIONERS  Gary & Linda Heap- Kevin Heap is main contact

LOCATION  4819 Route 52, Minooka; at the northeast corner of Route 52 and Grove Road

TOWNSHIP  Seward Township

PARCEL #  09-17-100-002

SIZE  158.75 Acres

EXISTING LAND USE  Farmhouse on separate pin; farmland

ZONING  A-1 Agricultural

<table>
<thead>
<tr>
<th>LRMP</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Land Use</td>
<td>Commercial in the southwest corner at the intersection and rural residential for the rest</td>
</tr>
<tr>
<td>Roads</td>
<td>Grove Road and Route 52 are arterial roadways</td>
</tr>
<tr>
<td>Trails</td>
<td>There are trails shown on the west side of Grove Road and south side of Route 52</td>
</tr>
<tr>
<td>Floodplain/Wetlands</td>
<td>There is some floodplain and floodway in the northwest corner of the property and 500 year floodplain on the property</td>
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REQUESTED ACTION
Approval of an A-1 Special Use to allow the operation of a farm market, shop, bakery and seasonal festival including a corn maze and other activities. The petitioners are also seeking a variance to allow parking up to the right of way on Grove and Route 52 in their alfalfa fields and waive the requirements of parking lot lighting.

APPLICABLE REGULATIONS
§7.01.D (A-1 Agricultural Special Uses)
§11.01 (Parking 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 Zoning</th>
<th>Zoning within ½ Mile</th>
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<tr>
<td>North</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Rural Residential</td>
<td>A-1</td>
</tr>
<tr>
<td>South</td>
<td>1 home &amp; Agricultural</td>
<td>A-1</td>
<td>Commercial/ Rural Residential</td>
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<tr>
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<td>A-1</td>
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<tr>
<td>West</td>
<td>2 homes &amp; Agricultural</td>
<td>A-1</td>
<td>Commercial/ Rural Estate Residential/ Rural Residential</td>
<td>A-1</td>
</tr>
</tbody>
</table>

PHYSICAL DATA
ENDANGERED SPECIES REPORT
The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:
Aux Sable Creek INAI Site
Greater Redhorse (Moxostoma valenciennesi)

NATURAL RESOURCES INVENTORY
Since no new buildings or structures are proposed no NRI report will be necessary.

ACTION SUMMARY
TOWNSHIP (Seward)
This item was reviewed by the Township at their May 12th, 2015, and they were supportive of the applicants petition

MUNICIPALITY (Joliet)
Sent to Joliet on 4.21.15, have not heard back.

ZPAC
Recommended approval, with 10’ to 20’ parking setback, showing new access from Grove Road on Site Plan, and providing 4 paved handicapped parking spaces

KCRPC
Recommended approval 5-0, with increase in the maximum capacity to 1,500 based on available parking

SPECIAL USE HEARING OFFICER
Recommended approval with conditions listed in this staff report

REQUESTED ACTION
ZONING
The Zoning Ordinance allows for many of these activities:
Section 7.01.E. j (Conditional Use) :
Seasonal Festivals provided that the following conditions and restrictions are met: (Amended 5/18/2010)
   i. Adequate parking on site shall be provided in such a way that no on-street parking is necessary
   ii. Event areas, stands, booths, parking and other uses and facilities appurtenant to the site shall not be located within 150 feet of a residential district, or residential structure located off the subject zoning lot unless written consent from the effected residents is provided to the Planning,
iii. The operator shall have adequate waste receptacles and toilet facilities on site as determined in writing from the Department of Health and Human Services.

iv. No alcohol shall be sold on the premises.

v. Petting Zoos shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services.

vi. All food prepared or sold on site shall comply with the Department of Health and Human Services requirements.

vii. Noise levels generated from non-agricultural sources shall not exceed 60 dBA as measured at the nearest occupied residential structure on an adjoining property.

viii. The operator shall provide adequate crowd control and parking direction as reasonably determined by the Kendall County Sheriff’s Office.

ix. No event activity shall start earlier than 9:00 A.M. any day of the week, and shall end no later than 10:00pm, Monday thru Wednesday and no later than 11:30pm Thursday thru Sunday.

x. Events shall be permitted once a year unless otherwise approved by the PBZ Committee.

xi. Seasonal Festivals shall be permitted up to, but not exceed, ninety (90) consecutive days in length in one calendar year.

xii. Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted during the duration of the Seasonal Festival subject to the review and approval of the Zoning Administrator.

xiii. All signage shall comply with Section 12.00 of the Zoning Ordinance.

xiv. All proposed lighting shall be non-obtrusive onto adjoining properties and should not exceed 0.2 foot-candles at any property line.

xv. Any Seasonal Festival which cannot meet these standards may still be permitted if approved as a Special Use. An applicant seeking an approval of the conditional use shall submit an application to be acted upon by the Zoning Administrator. The Zoning Administrator may, at his or her discretion, refer the request to the Planning, Building and Zoning Committee of the County Board for recommendation prior to taking action. In addition, the petitioner may appeal the decision of the Zoning Administrator in the review of a Conditional Use for a Seasonal Festival to the PBZ Committee. In such instances the PBZ Committee shall be the final authority in deciding upon such requests.

Section 7.01.D.10 (Special use)
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 must follow the Kendall County noise ordinance.
Section 7.01.D.32 (Special Use)
Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Said sales areas shall be set back at least ninety (90) feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars. Seasonal outdoor displays on above listed items are also permitted. (Amended 9/15/2009)

Section 7.01.D.34 (Special Use)
Retail or wholesale sales yards for agricultural products including, but not necessarily limited to, fruits, vegetables, flowers, plants, etc., that are not grown on the premises.

GENERAL

Approval of an A-1 Special Use to allow the operation of a farm market, shop, bakery and seasonal festival including a corn maze and other activities. The petitioners are also seeking a variance to allow parking up to the right of way on Grove and Route 52 in their alfalfa fields and waive the requirements of parking lot lighting.

The petitioners have been running Heaps Giant Pumpkins since about 2003, it really started to become a larger festival around 2010. They (the Heap family) are looking into future expansion and requesting this special use to allow for current and anticipated future uses. They have put together a list of items they currently do on site or would like to in the future. The list is not all inclusive:

- Fall Festival and Corn Maze
- Bakeries
- Retail sales yard for agricultural products not grown on the farm
- Farm market/ Country Store to sell jams, jellies and other bakery type merchandise (possibly open 365 days a year or through Christmas and summer)
- Haunted house, haunted corn maze, haunted hay rides
- Apple Orchard
- Parking right up to US Highway 52 and Grove Road
- Weddings and Receptions
- Haunted Corn Maze
- Live entertainment
- Train Ride
- Additional concession stands
- Christmas tree sales
- Cafeteria area within Morton barn where bakery is to be housed.
- Host various events such as corporate events, meetings, parties, etc.
- Small concert/show venue (local bands, school bands, plays, comedians, magicians, etc.)
- Zombie paintball hunt
Possibly serve beer in the future
Indoor and outdoor storage facility

VARIANCES
The petitioner has requested two variances:
1. Allow parking up to the right of way on Grove and Route 52 in their alfalfa fields
2. Waive the requirements of parking lot lighting.

ROADWAY
Grove Road is the jurisdiction of the County Highway Department and Route 52 is the jurisdiction of IDOT.

ACCESS
The property currently has an access point off of Route 52 for the operation and is also working with the highway department on another entrance off of Grove Road, about 300’ north of the intersection. This access point has been added to the site plan.

EMPLOYEES
The pumpkin farm employs on average about 25 people, seasonally during September and October. They also employ a few workers during the summer. The haunted attraction employs on average around 40 people, also seasonal help for 8-10 days in October each year. They Heaps have hired the Sheriff’s office in the past and have expressed an interested in the future during busy weekends.

NUMBER OF PEOPLE
The petitioner has stated they would like to have a maximum of 1,500 guests at one time.

PARKING
The petitioner has stated the guest will park in the gravel guest parking that exists and also the alfalfa field.

R.O.W.
Staff will defer to the Highway department and IDOT if ROW will be requested to be dedicated at this time.

SIGNAGE
They have a two-sided pumpkin farm sign at the entrance at Route 52; they also have a two sided haunted corn maze sign at their hay field towards the corner. If any additional signage is requested they will need to comply with section 12 of the Zoning Ordinance.

STORMWATER
Since there are no proposed improvements a stormwater permit is not required, however one might be needed if an impervious parking lot is ever added.
§ 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 has been in operation since around 2003 and no complaints have been received. They have, and will continue to coordinate any traffic issues with the Kendall County Sheriff’s office.

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 property has been used for this use for some time now and the property in the area is agricultural.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. A new entrance is proposed to be added on Grove Road which will help reduce traffic issues turning onto and off of Route 52. They are coordinating with the Kendall County Highway Department on this new entrance.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The petitioners are requesting two variances regarding parking but it’s in keeping with the agricultural district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use is consistent with the LRMP as it shows this corner to be
commercial.

RECOMMENDATION

Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. A maximum of 1,500 persons at any one time. If additional attendance is anticipated in the future, the owner shall obtain a minor amendment to the special use to verify that adequate parking and traffic management will be provided.

2. All events must be catered unless approved by the Health Department.

3. 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.

4. The ability to commence the operation of a beer garden or winery shall only be permitted contingent on approval from Seward Township, the County of Kendall, and any other required licensing body for a liquor license.

5. The Fall Festival and Corn Maze events shall be permitted to exceed six consecutive days in duration.

6. Adequate parking on site shall be provided in such a way that no on-street parking is necessary. Parking shall be setback a minimum of 10’ from the right-of-way of both Route 52 and Grove Road. Four paved handicap parking spaces will be provided near the ticket booth (building #3 on the site plan).

7. The operator shall have adequate waste receptacles and toilet facilities on site as determined in writing from the Department of Health and Human Services.

8. Petting Zoos shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services.

9. All food prepared or sold on site shall comply with the Department of Health and Human Services requirements.

10. Noise levels must comply with the Kendall County noise Ordinance.

11. The operator shall provide adequate crowd control and parking direction as reasonably determined by the Kendall County Sheriff’s Office.

12. Events will be throughout the year and not held to any consecutive day standard.

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

14. All signage shall comply with Section 12.00 of the Zoning Ordinance.

ATTACHMENTS

1. General Description prepared by petitioner
2. Site Plan
3. WBK Review Memo
Current Description:
Heap's Giant Pumpkin Farm operates during the fall season from the second weekend in September through October 31st each year. We raise over 90 different varieties of pumpkins, gourds and squash. In addition to pumpkins we raise 25 different varieties of mums, amongst a variety of other fall produce and décor. We welcome various school groups and other after-school groups to the farm daily, typically between 9 AM and 6 PM. Our normal business hours for the pumpkin farm are 7 days a week, 9 AM through 6:30 PM. We also welcome families and guests 7 days a week and during this time all of our activities are open to the public, with the exception of hay rides only offered on the weekends, for school or after-school programs or by reservation.

Activities we offer include: Corn Maze, Soybean Maze, Hay Ride, U-Pick Pumpkin Patch, Milo's Castle Play Ground and Heaps O' Fun Barn. The corn maze is best suited for families, adults and children above the age of 12. The soybean maze caters more to children under the age of 12. The hayride is perfect for the entire family and takes you out to the U-Pick Pumpkin Patch, where you are able to pick a pumpkin off the vine. Milo's Castle Play Ground is a giant fort with towers, tunnels and pirate ship play grounds. The Heaps O’ Fun Barn houses the stacks of large straw bales and corn boxes. Finally, during the second weekend of each October we welcome Sherri Farley, Hammered Dulcimer music, to the farm.

In addition to the pumpkin farm, we operate Heap’s Haunted Corn Maze. This is a haunted attraction offered on Friday and Saturday nights in October only, from 7 PM to 11 PM. During this time we also offer a moonlight hay ride and a flashlight corn maze (non-haunted). To further accommodate our guests, we offer basic concessions during this time as well.

Business Hours:
Heap's Giant Pumpkin Farm: 7 days a week, 9 AM – 6:30 PM
Heap’s Haunted Corn Maze: Fridays and Saturdays in October, 7 PM – 11 PM

Employment:
Our pumpkin farm employs on average about 25 people, seasonally during September and October. We also employ a few workers during the summer. The haunted attraction employs on average around 40 people, also seasonal help for 8-10 days in October each year.

Parking:
We have a gravel parking lot 120' x 75'. We also have additional parking in our 4.75 acre hay field.

Signage:
We have a two-sided pumpkin farm sign at the entrance of the pumpkin farm on US Highway 52. We also have a two-sided haunted corn maze sign in our hay field towards the corner of US Highway 52 and Grove Rd.

Future Description:
Our vision for the farm over the next 3 to 5 years would be to add additional activities to both the pumpkin farm and haunted corn maze. For the pumpkin farm, we would like to build additional play areas and continue to add to our activities offered such as rides, games, etc. We continue to improve the pumpkin farm to cater to our guests who look forward to new attractions and activities each year and continue to attract business to our area. We have a 64' x 80' Morton pole-barn
where we intend to put our bakery in the future. In addition, we would like to sell jams, jellies and other crafts and merchandise from this area as well. In other words, we foresee this building serving as our country store / farm market. Since this building is currently where we host school tours, after-school tours and parties, we would look to construct another building to hold these events and other activities once this current building in turned into a country store and bakery.

Over the next couple years, we will begin to look into another venue to add to the haunted corn maze attraction such as a haunted house and/or haunted hay ride.

As the farm grows, we intend to grow the parking area with it. Also, we will look into adding an additional entrance/exit on Grove Rd. to alleviate traffic onto and off US Highway 52.
Special Use:
1. Fall Festival & Corn Maze
2. Bakeries
3. Retail sales yard for agricultural products not grown on the farm
4. Farm Market / Country Store to sell Jams, Jellies and other bakery type merchandise
   a. Open 365 days a year or through Christmas and summer.
5. Sell Merchandise and crafts decorations for Christmas and Fall
6. Haunted house, Haunted corn Maze, Haunted Hay ride
7. Apple Orchard
8. Parking right up to US Highway 52 and Grove Rd.
9. Weddings & Receptions
10. Haunted Corn Maze hours of operation requested
    a. Thursday through Sunday: Friday and Saturday 7 PM – 11 PM, Thursday and Sunday 7 PM – 10 PM.
    b. We are requesting the ability to be open later on Fridays and Saturdays due to lines. We stop selling tickets at 11 PM, but it often takes until 1 AM to filter the line through the attraction. Although this is not often, it does have potential to occur, especially when nights are cancelled due to weather.
11. Live entertainment
12. Train Ride
13. Additional concession stands
14. Sell Christmas trees
15. Cafeteria area within Morton barn where bakery is housed
16. Host various events such as corporate events, meetings, parties, etc.
17. Small concert / show venue
   a. Local bands, school bands, plays, comedians, magicians, etc.
18. Zombie paintball hunt
19. Haunted corn maze noise
20. Serve beer
21. Indoor and outdoor Storage facility
22. Open for fall season September 1st
1. Corn Maze & Soybean Maze will be future parking.
2. Alfalfa 4.5 Acres of additional parking 488' X 408'
3. Pavilion 24'x 48'
4. 64'x 80' Pole Barn Future Bakery & Country Store.
5. Castle Playground
6. Greenhouse 35'x 96'
7. Future Pole Barn
8. Future Play areas or additional buildings
1. Pole Barn 64’x80’ Future Bakery & Country Store
2. Future Parking will push Corn Maze & Soybean Maze farther North.
3. Pumpkin Sales & Ticket Sales Building 12’x12’
4. Craft Sales building 12’x17’
5. 4 PAVED HANDICAP PARKING SPACES.
MEMORANDUM

Date: May 12, 2015

To: Brian Holdiman, Sue Smith

CC:

From: Greg Chismark

Subject: Petition 15-08 Heap’s Giant Pumpkins

This memo is in response to Petition 15-08 Heap’s Giant Pumpkins requesting a special use and parking setback variance. My comments and review are related to the stormwater management ordinance only.

It is noted there are a number of existing buildings where use changes are proposed. None of these warrant concern on behalf of the stormwater ordinance. It is also noted that temporary parking in the alfalfa field is proposed. Because there is no proposed surface condition change I do not consider that aspect to be of concern relative to the stormwater ordinance. Therefore, I have no objection or comments on the special use of parking variance.

There are several future use buildings and areas proposed. These do become a concern relative to the stormwater ordinance when they are constructed. The petitioner should be advised that any cumulative development (land disturbance) greater than 45,000 sf may require stormwater storage and new impervious area totaling more than 32,000 sf may require stormwater storage. Conventional gravel parking lots are considered impervious due to compaction and typical use. The disturbance and impervious surfaces are cumulative from the date of the ordinance (2012).
Planning Consultant Mike Hoffman called the meeting to order at 9:01 a.m.

Present:
Brian Holdiman- Building Inspector
Mike Peters – Sheriff’s Office
Megan Andrews – Soil & Water Conservation District
Mike Hoffman – County Planning Consultant with Teska Associates, Inc.

Absent:
Scott Gryder – PBZ Member
Fran Klaas – County Highway Department
Greg Chismark – Wills Burke Kelsey
David Guritz- Forest Preserve
Aaron Rybski – Health Department

Also present: John Shaw, County Board Chair and Kevin Heap (applicant)

AGENDA
A motion was made by Megan Andrews, seconded by Brain Holdiman to approve the agenda as written. All were in favor and the motion carried.

Mike Hoffman introduced himself, and noted that he would be assisting the County on planning issues since Planer Zubko had left.

MINUTES
Brian Holdiman made a motion, seconded by Mike Peters, to approve the March 3, 2015 meeting minutes as written. The motion was approved 2-0, with Mike Hoffman and Megan Andrews abstaining.

PETITIONS
#15-08 Heaps Giant Pumpkins
Planner Hoffman stated that the Heap family is requesting approval of an A-1 special use permit to operate a fall festival, corn maze, bakery, farm market, and similar activities on their property at 4819 Route 52 west of Minooka (northeast corner of Route 52 and Grove Road). The applicants live in the house on the property. Planner Hoffman noted that the Heap’s have run a fall festival on the property for a number of years, and the location is appropriate given access from Route 52. The zoning request is being made to bring the property into conformance with
zoning regulations, and to allow the owner to expand their activities to accommodate future needs.

Kevin Heap provided a summary of their proposed activities and plans, including conducting tours during the week for school and other groups, and the fall festival (Heap’s Giant Pumpkin Farm) from the second weekend in September through October 31st each year. Most activities are open 7 days a week during the festival season. Activities include a corn maze, soybean maze, hay ride, u-pick pumpkin patch, Milo’s Castle Playground, and Heaps O’Fun Barn. Live entertainment is sometimes offered on the weekend. In the future, they plan to add additional activities including additional play areas and continue to add additional rides, games, etc. A bakery and country store may also be added in the future. Mr. Heap reviewed the site plan, and noted that they are requesting the ability to have parking within the front setback. He also noted that he had been working with Fran Klaus on an appropriate location for a future access onto Grove Road, with the thought being that an access point near the second telephone pole north of Route 52 (approximately 300’ north of the intersection of Grove/Route 52) would be appropriate. This new drive would be gravel. Currently all site access is from an existing drive onto Route 52. They also do not plan to provide lighting in the parking lot (which is normally required in the zoning ordinance).

Planner Hoffman suggested that the proposed access drive should be illustrated on the submitted site plan. He also suggested that he understood the request for allowing parking (which would be seasonal) in the front yard given the 100’ front setback requirement. He recommended a 10’ to 20’ setback to provide some buffer and to control access along the roadways. Kevin Heap suggested that the existing ditches would limit uncontrolled access, but he was comfortable with providing for some reduced parking setback. Planner Hoffman also raised the question of how handicapped parking was to be handled. Brian Holdiman suggested that four paved handicap accessible spaces would be appropriate given the size of the operation and anticipated maximum attendance of 200 visitors. Mr. Heap said he understood the requirement, and would provide the requested paved handicap spaces near the south side of the pumpkin and ticket sales building (#3 on the site plan).

Mike Peters noted that there has been no traffic problems related to this operation. Their only concern would be the location of the new access point, and making sure that it is far enough back from the 52/Grove intersection. Kevin Heap noted that they have had assistance from the Sheriff’s office during busy weekends for traffic control.

Megan Andrews noted that an NRI review by her office was not needed at this time, but a stormwater permit would be required when they decide to add an additional building.

Brian Holdiman noted that he had talked with Mr. Heap, and that he was aware of the County’s building permit requirements. Brian did suggest that be added as a condition in case the property changed hands.
Megan Andrews moved, and Mike Peters provided a second to move the petition forward to the KCRPC with the following conditions attached to the special use, if approved. By voice vote, the motion was approved 4-0.

1. A maximum of 400 persons at any one time
2. All events must be catered unless approved by the Health Department.
3. 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.
4. The ability to commence the operation of a beer garden or winery shall only be permitted contingent on approval from Seward Township, the County of Kendall, and any other required licensing body for a liquor license.
5. The Fall Festival and Corn Maze events shall be permitted to exceed six consecutive days in duration.
6. Adequate parking on site shall be provided in such a way that no on-street parking is necessary. All parking shall be setback a minimum of 10' from both Route 52 and Grove Road rights-of-way.
7. Four paved handicap parking spaces will be provided as illustrated on the site plan.
8. The operator shall have adequate waste receptacles and toilet facilities on site as determined in writing from the Department of Health and Human Services
9. Petting Zoos shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services
10. All food prepared or sold on site shall comply with the Department of Health and Human Services requirements.
11. Noise levels must comply with the Kendall County noise Ordinance
12. The operator shall provide adequate crowd control and parking direction as reasonably determined by the Kendall County Sheriff’s Office.
13. Events will be throughout the year and not held to any consecutive day standard.
14. Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted.
15. All signage shall comply with Section 12.00 of the Zoning Ordinance.
16. The new access drive will be illustrated on the attached site plan, with an access point onto Grove Road in a location that is acceptable to the County Highway Department.

KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Meeting Minutes of May 27, 2015
(Unofficial until Approved)

Chairman Bill Ashton called the meeting to order at 7:01 pm.

ROLL CALL
Members Present: Chair Bill Ashton, Roger Bledsoe, Vern Poppen, John Shaw and
Budd Wormley
Others present: Mike Hoffman from Teska Associates, Inc.
Members Absent: Larry Nelson, Claire Wilson, 2 vacancies (Oswego Township & Big Grove Township)
In the Audience: Kevin Heap, Kaylee Shell

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

APPROVAL OF MINUTES
John Shaw made a motion to approve the minutes from April 22, 2015, Budd Wormley seconded the motion. All were in favor and the minutes were approved.

PETITIONS
#15-08 Gary and Linda Heap
Planner Hoffman summarized the case, including the Heap’s plans to continue to grow and expand their fall festival to keep it appealing and attractive to families. Hoffman noted that the plan was reviewed by ZPAC, with a recommendation that handicap parking be provided near the ticket booth and the proposed access along Grove Road should be illustrated on the site plan. The plan was reviewed and recommended for approval by Seward Township at their May 12th meeting. He also noted that, in discussion with the applicant, the maximum capacity of the facility was 1,500 based on available parking and that change was recommended from the staff report (which originally noted a maximum of 400). Kevin Heap reviewed their plan, and noted that his family wanted to be able to add additional amenities in the future like an expanded playground, bakery, and haunted house. They have, and will continue to, work closely with the Sheriff’s department to control traffic as needed. Bill Ashton clarified that he felt they already had a conditional use for the property, and this special use was being done to allow for expansion of their operations. He also noted that he lives in the area, and has never seen any problems. Budd Wormley also noted that he has inspected the site, and felt they were doing a good job. Roger Bledsoe asked if at some point the parking lot should be improved. John Shaw noted that he felt paving was not needed as this was for a seasonal event. Budd Wormley asked if they provide porta-potties for guests, and Kevin Heap said they do, and they monitor them closely and add additional units as needed.

John Shaw made a motion to approve the special use request, Vern Poppen seconded the motion. With a roll call vote all were in favor and this will move onto the Special Use Hearing Officer for a Public Hearing on June 1st.

With a roll call vote of 5-0 all were in favor of the rezoning.

_Minute from Special Use Hearing were not available when packets were prepared, but will be provided at meeting._
Kevin addressed the township board at the May 12th meeting. Information was provided. A discussion followed in which Kevin responded to several basic questions. The board had no concerns with the business expanding and wished Kevin well in proceeding with his endeavor.

Jean Homerding
Seward Twp. Supervisor

On 5/27/2015 1:58 PM, Michael Hoffman wrote:

Jean and Pam:

Hi - Mike Hoffman here, I'm with Teska Associates, Inc. and helping out Kendall County on planning matters now that Angela has left.

Need an update from one of you if possible. Per Angela's notes, the Heap Special Use request was supposed to go before the Township on May 12th for comment and review. Did that happen, and if so - was any recommendation made?

We have a Regional Planning Commission meeting tonight and I'd like to report back on the Township's thoughts.

Thanks.

Mike Hoffman
MEMORANDUM

To:        PBZ Committee

From:     Brian Holdiman, Code Official

Date:  June 3, 2015

Re: Waiver of Fees – Strong Tower of Refuge Ministries

Section 10 – Fees of the Kendall County Building Code (Waivers and Refunds) gives the Planning, Building and Zoning Committee of the County Board the authority to waive fees. Pastor Rhonda Miller of Strong Tower of Refuge Ministries has requested a waiver of fees for a Special Use Permit ($1155) and Change of Occupancy Permit ($200). They are a non-profit organization providing outreach ministry looking to locate at 81 Boulder Hill Pass, Montgomery IL 60538. (Boulder Hill Market)
May 12, 2015

Department of Building & Planning

Dear Planning Committee,

Strong Tower of Refuge Ministries was incorporated in 2003. We are a non for profit organization seeking a special use permit for our ministry in the city of Montgomery. Our ministry is geared towards outreach, where we will be having service several days a week, and providing workshop to help those in the community with various needs.

The services we want to offer our community will be held 81 boulder Hill Pass, in Montgomery II. Our Church will offer Tuesday night Bible study, Thursday night Workshop, and Sunday morning Worship Service, as well as other events. I would like to thank you in advance you’re your consideration.

Warm regards,

Pastor Rhonda Miller
Within the last couple of years the PBZ Department has had a lot of issues with regards to landscape businesses and if they qualify for home occupations. Also we have had a number of people wanting to do it as a home occupation. Staff proposed an amendment to the zoning ordinance to clarify the County’s definitions and treatment of landscape businesses. Staff had recommend that landscape businesses not be allowed in residential districts as a home occupation. These revisions worked their way through the process, including a public hearing by the ZBA on April 27th, 2015. When presented for approval by the County Board, concern was raised regarding the relationship of these revisions to existing rules regarding the placement of trailers. The issue was referred back to the PBZ Committee to work through the concerns and make sure that all issues are addressed. Staff’s goal is to clearly determine if and under what conditions a landscape business is permissible as a home occupation in residential districts.

**Current Regulations**

<table>
<thead>
<tr>
<th>Definitions</th>
<th>A landscape business is not currently defined.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Where Permitted</td>
<td>• A-I – allowed as a special use (7.00.D.28)</td>
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<tr>
<td></td>
<td>• B-3 – special use (9.00.C.12)</td>
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<td></td>
<td>• M Districts – permitted use</td>
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<td></td>
<td>• Residential Districts – not 100% clear, but would seem allowed since not prohibited as long as they meet restrictions in 4.07 (see below)</td>
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<tr>
<td>Trailers</td>
<td>Addressed is Section 11.05 of the Zoning Ordinance (see below). In general:</td>
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<tr>
<td></td>
<td>• Number of trailers is not restricted if fully screened and within setback.</td>
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<td></td>
<td>• Unscreened trailers limited to:</td>
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<td></td>
<td>o Ag – no limit if for personal use</td>
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<td></td>
<td>o R1-R3 – two</td>
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<td></td>
<td>o Other R District – one</td>
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<td></td>
<td>o B or M Districts – no limit</td>
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<tr>
<td></td>
<td>• Must be on a paved surface if in R-4, R-5, R-6, R-7, or any RPD, B or M District.</td>
</tr>
<tr>
<td></td>
<td>• Must meet front and corner side yard setback requirements</td>
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<tr>
<td></td>
<td>• The code has no size limitations on trailers, and does not address if equipment can be stored on the trailer</td>
</tr>
</tbody>
</table>
**Recommended Action**

Given the issues raised, two alternatives are provided. Staff requests guidance as to which option, or some alternative, is desired by the PBZ Committee.

<table>
<thead>
<tr>
<th>Option One (original proposal)</th>
<th>Option Two (alternative proposal)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Approach</strong></td>
<td></td>
</tr>
<tr>
<td>• Add appropriate definitions of landscape businesses</td>
<td>• Add definition of a landscape business</td>
</tr>
<tr>
<td>• Allow small lawn care businesses as home occupations in residential districts, but not other types of landscape businesses</td>
<td>• Clarify the code so that any type of landscape business is allowed as a home occupation provided it meets the criteria in 4.07 (max. 1 outside employee, etc.) and all equipment is stored indoors or fully screened.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Text Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LANDSCAPE BUSINESS.</strong> Offers products and services to clients that involve planting and caring for trees, shrubs, flowers, ground covers and grass. Some offer design and installation services for sidewalks, walkways, decks, retaining walls, patios, lighting and other external design elements outside of a building. A small lawn care business is not considered a landscape business as applied in this zoning code.</td>
</tr>
<tr>
<td><strong>LAWN CARE BUSINESS (small)-</strong>. A business run by only one or two employees and operated to provide lawn maintenance services, with no large equipment, i.e. only mowers (up to 62” mowing deck), weed wackers and trimmers. All equipment must be stored indoors. No landscape waste materials shall be brought to the business property and no goods shall be offered for sale.</td>
</tr>
<tr>
<td><strong>HOME OCCUPATION- AGRICULTURAL.</strong> A home occupation in an agricultural zoning district. Tearooms, restaurants, eating and/or drinking establishments, animal hospitals or kennels, clinics, general retail and wholesale, landscape business, stables, undertaking establishments and funeral parlors shall not be deemed to be &quot;home occupation&quot;.</td>
</tr>
<tr>
<td><strong>HOME OCCUPATION- RESIDENTIAL</strong> A home occupation in a residential zoning district. Tearooms, restaurants, eating and/or drinking establishments, animal hospitals or kennels, clinics, general retail and wholesale, stables, landscape business, undertaking establishments and funeral parlors shall not be deemed to be a &quot;home occupation&quot;.</td>
</tr>
</tbody>
</table>

4.07 – Home Occupation-Residential

j. Any equipment or material stored on an unscreened trailer shall be securely covered.
Existing Code for Reference

HOME OCCUPATION. Any occupation or profession engaged in by an occupant of a dwelling unit as a use which is clearly incidental and secondary to the use of the dwelling as a residence.

Wording for a special use in the A-1 Agricultural District, B-3 Business District and M-1 and M-2 Manufacturing districts:

Landscaping business, provided that:

a. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.

b. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County’s LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use. (Amended 7/17/2007)

c. No landscape waste generated off the property can be burned on this site.

4.06 HOME OCCUPATION- AGRICULTURAL provided:

a. It is conducted entirely within the dwelling or permitted accessory building by a member or members of the family residing in the dwelling and when such home occupation is clearly incidental and secondary to the use of the dwelling as a residence.

b. A maximum sign of 8 square feet will be permitted but must meet setback requirements in section 11 of the Zoning Ordinance and be unlit.

c. No article shall be sold or offered for sale on the premises except as is produced by the occupation on the premises except that items incidental to the home occupation may be sold, i.e., hair products may be sold at a salon.

d. No person shall be employed on site other than members of the family residing on the premises and two persons outside the family, providing that additional persons outside of the family may be permitted by the Zoning Board of Appeals pursuant to an application for special use filed in accordance with the provisions of this ordinance.

e. The number of off-street parking spaces for that use is provided as required by the Off-Street Parking, Loading, and Landscape Requirements of this Ordinance.

f. No mechanical equipment is used which may generate obnoxious fumes, excessive noise or other such related nuisances. No offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbance shall be produced which is perceivable at or beyond the lot lines.
HOME OCCUPATION- RESIDENTIAL provided:

a. It is conducted entirely within the dwelling by a member or members of the family residing in the dwelling and when such home occupation is clearly incidental and secondary to the use of the dwelling as a residence.
b. There are no signs, display or activity that will indicate from the exterior of the dwelling that it is being used for any use other than a dwelling except as allowed by the sign regulations for the district in which such "home occupation" is located.
c. No article shall be sold or offered for sale on the premises except as is produced by the occupation on the premises, except that items incidental to the home occupation may be sold, i.e., hair care products sold at a salon.
d. No more than ten (10) vehicle trips by either customers, delivery persons or employees may be made throughout a day to and from the home occupation.
e. No person shall be employed on site other than members of the family residing on the premises and one person outside the family in all residential districts.
f. The number of off-street parking spaces for that use is provided as required by the Off-Street Parking, Loading, and Landscape Requirements of this Ordinance.
g. No mechanical equipment is used which may generate obnoxious fumes, excessive noise or other such related nuisances. No offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbance shall be produced which is perceivable at or beyond the lot lines.
h. Instruction in music, crafts and dance shall be limited to one student at a time with a maximum of eight per day. To exceed this limit requires a variance.
i. Salons shall be limited to one chair or nail table, commonly referred to as a station.

11.05 PARKING AND STORAGE OF RECREATIONAL VEHICLES, RECREATIONAL TRAILERS, TRAILERS AND MOBILE HOMES. (Amended 7/18/2006)

A. Storage of Unoccupied Recreational Vehicles, Trailers and Mobile Homes (Amended 7/18/2006)
   1. Unoccupied recreational vehicles, trailers and their contents may be located on lots in any district provided they comply with the following regulations:
      a. The number of recreational vehicles and trailers on a lot shall not be restricted when such recreational vehicles or trailers are located within the interior of a permitted structure or when fully screened from adjacent property. Screening shall consist of permitted solid fencing, structures, or evergreen landscaping such that the vehicle does not exceed the height of the permitted screening and so that the vehicle is not directly visible from adjacent properties when viewed at ground level.
      b. Recreational vehicles trailers and their contents not stored within a permitted structure shall comply with the following parking requirements:
         i. Except for the A-1, R-1, R-2 and R-3 districts, unless otherwise
permitted in Section 11.02, such vehicles shall be parked on a hard surfaced all weather pad constructed of concrete, asphalt, brick or stone pavers or comparable material.

ii. Recreational vehicles, trailers and their contents may not encroach into a required front or corner side yard setback, shall not block any portion of a sidewalk or trail and shall not be parked or stored in a way that obstructs the visibility of oncoming traffic so as to create a safety hazard.

iii. Recreational vehicles may be stored or parked within a required rear or interior side yard setback.

Exception: An owner of a recreational vehicle located on property in the R-4, R-5, R-6 or R-7 Residential District which cannot comply with the front yard setback provisions of Section 4.08.A.1.b.ii above as of June 20, 2006 and that has registered said vehicle with the Kendall County Planning Building and Zoning Department, may be permitted to store such vehicle within the front yard setback provided said encroachment does not obstruct the required sight distance triangle, in the case of a corner lot, or create an obstruction so as to compromise the safety of pedestrians or other vehicles operating within the road right-of-way (R.O.W.) Said exemption shall apply to the original recreational vehicle registered and any replacement of said recreational vehicle. This exception shall be non-transferable to any subsequent owner(s) or occupants of the property and shall terminate upon either the sale of the property or change in occupancy of the dwelling unit should the owners chose to maintain it as a rental property. Owners shall be required to register their properties with the Planning, Building and Zoning Department on a form approved by the Department prior to December 29, 2006. In addition, the owner shall supply a copy of the plat of survey indicating the approved location for the storage of the vehicle and shall be required to pay a one-time registration fee of $75.00. The Planning Building and Zoning Department shall keep a copy of the registration form and approved parking plan on file. Upon sale of the property, the owner shall be required to notify the Planning, Building and Zoning Department in writing and shall note in the file that the exemption has been terminated.

c. When recreational vehicles or trailers and their contents are not fully screened from adjacent properties, the maximum number of unscreened recreational vehicles or trailers permitted to be parked or stored on a zoning lot shall be in accordance with the following table:

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Permitted RV’s or Trailers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>Unlimited, provided such recreational vehicles or trailers are for use by the property owner or tenant</td>
</tr>
<tr>
<td>R1, R2, R3</td>
<td>2, provided such recreational vehicles or trailers are for use by the property owner or tenant</td>
</tr>
<tr>
<td>All other residential districts</td>
<td>1 provided such recreational vehicles or trailers are for use by the property owner or tenant</td>
</tr>
<tr>
<td>Commercial or Industrial Districts</td>
<td>No restriction on trailers, recreational vehicles provided they are part of a permitted trailer storage or sales business.</td>
</tr>
<tr>
<td>Permit Category</td>
<td>Count</td>
</tr>
<tr>
<td>-----------------------</td>
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<tr>
<td>Garage</td>
<td>1</td>
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<tr>
<td>Accessory Buildings</td>
<td>3</td>
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<tr>
<td>Additions</td>
<td>2</td>
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<tr>
<td>Remodeling</td>
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<tr>
<td>Barns/Farm Buildings</td>
<td>4</td>
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<tr>
<td>Other</td>
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<tr>
<td>Swimming Pools</td>
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<tr>
<td>Decks</td>
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<td>Electrical Upgrades</td>
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<td>Change in Occupancy</td>
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<td>Fire Restoration</td>
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**Total:** 27

- Estimated Cost: $789,640
- Permit Fees: $2,574
- Land Cash: $0
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<th>Permit Category</th>
<th>Total</th>
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<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
<th>Aug</th>
<th>Sep</th>
<th>Oct</th>
<th>Nov</th>
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<td>Additions</td>
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<td>Barns/Farm Buildings</td>
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<td>Other</td>
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<td>Swimming Pools</td>
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<tr>
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