

BEFORE THE KANE COUNTY ZONING BOARD OF APPEALS

IN RE THE ZONING APPLICATION OF  
TIANGUIS, LLC

Applicant

)  
)  
)  
)

Petition No. 4514  
Parcel 03-25-226-004

MAX MCGRAW WILDLIFE FOUNDATION'S OBJECTION  
TO PETITION FOR ZONING MAP AMENDMENT

The Max McGraw Wildlife Foundation, respectfully submits this objection in opposition to Tianguis, LLC's petition to change the zoning on its property from B-3 to B-4:

I.  
INTRODUCTION

The Max McGraw Wildlife Foundation is a not-for-profit corporation established in 1962, consisting of approximately 1300 acres of some of the most pristine, tranquil and well-preserved land in the Midwest that surround almost the entire Milk Pail parcel. The Foundation is one of the premier research facilities for fish and wildlife management, as well as conservation education. Its mission is to "secure the future of hunting, fishing and land management programs of science, education, demonstration and communication." <https://www.mcgrawwildlife.org/>. The foundation accomplishes these goals through four principal mechanisms:

- Center for Conservation Leadership
- Conservation Leaders for Tomorrow
- Center for Wildlife Research
- Center for Conservation Education

(See Potter Statement at A-1.)<sup>1</sup> As its President and CEO, Charles Potter indicates in his written statement, the Foundation has invested millions of dollars to preserve and enhance this very special place. (A-1).

It is important to note that there are several residences on the Foundation's property including, among others, Clark Ganshirt (Vice President) and Traci Brandenburg (Director of McGraw's Pepper Family Center for Conservation Education). (A 56 & 58). In addition, there is a dormitory on site as well. (A 62). There is also a residential neighborhood on the East side of Rte. 25 across from the Milk Pail property. (A 63). Although the Kane County 2040 Comprehensive Plan – which categorizes the subject parcel for “commercial purposes,” this parcel is the proverbial “hole in the doughnut” since the parcel is completely engulfed by residential property, a wildlife preserve and farm land. Moreover, the current use runs contrary to the 2040 Plan's stated goals which emphasize and encourage: smart development; community betterment; preservation of open space and Kane County's rich heritage and historical character; and water quality and natural resource preservation.

The Milk Pail property was originally owned, and its historic restaurant was operated, by Max McGraw. (A-1). Originally known as The Country Tea Room, the Milk Pail is listed on the National Register of Historic Places. (A- 10 thru A -34). Interestingly, it was Petitioner's own company that sought National Historic status, arguing it was “historically significant” and “worthy of protected status.” (A-20). What was once an idyllic and pastoral country venue (A – 35) Petitioner has transformed into a flea market. (A-36-39). It is home to dozens of transient tented vendors and welcomes weekend

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<sup>1</sup> All supporting exhibits are contained in the Appendix and are referenced by page as A-#.

visitors by the hundreds into an already overcrowded and cramped venue. (A-36 to A-39). The Milk Pail site consists of B-3 and B-4 zoning. (A-5). Petitioner now wants to expand the B-4 zoning into remaining portions of its property so it can serve liquor throughout.

The petition is unsupported by facts or evidence to justify intensifying the use or expanding its activities – other than the bald and bold claim “I can make more money!” No financials are presented to justify economic hardship. Nor is there any reason to believe that expansion will improve the area. No need or greater good is being served. There will be no public benefit. The sad fact is that the current use has been “shoe-horned” into a zoning lot for which the zoning classification was never intended. Flea Market’s are neither Permitted nor Special Uses in B-3 or B-4 zoning districts.

The Foundation and surrounding neighbors (A -2 & A-3) object to this proposal because, unfortunately, the Petitioner has encountered serious difficulty in properly operating the business it has under the current zoning. There is a neighborhood located across Route 25 across and a few hundred feet north from the subject property. (A – 62) Most residents in that neighborhood object to any zoning change and 25 have signed the attached petition in opposition. (A – 2). Many have complained repeatedly to Petitioner, the Township, the police and the County to no avail. (A – 75 – A 76). In addition to noise, there are significant problems with traffic and litter.

The foundation objects to this petition because Petitioner has been unable to operate its current facilities without harming surrounding properties. The current and proposed expanded uses are inconsistent with, and will harm, adjoining and nearby properties. The current business is neither a Permitted nor a Special Use in the current

zoning. Moreover, there is no reason to believe that Petitioner will fare any better when the intensity of the use is increased and operations are expanded. The petition should be denied.

**II.  
STANDARDS FOR A ZONING CHANGE**

The Kane County Code sets forth five factors to consider in connection with a zoning change or variance. KCC 25-4-4-3. The issue is whether the proposed amendment will:

1. Impair and adequate supply of light and air to adjacent property.
2. Increase the hazard from fire or other dangers to adjacent property;
3. Diminish the value of adjacent land and buildings;
4. Increase the congestion were traffic hazards in the streets and public highways; and
5. Otherwise impair the public health, safety, comfort, morals and general welfare.

KCC 25-4-4-3. Arguably the first two factors do not apply, but the remaining factors weigh heavily against any zoning change. These factors focus on the impact to surrounding properties. In this case, the increased intensity of a zoning change will negatively impact surrounding properties.

**III.  
A ZONING AMENDMENT WILL HARM SURROUNDING PROPERTIES**

Increased density or intensity of use -- by allowing additional outdoor bars or otherwise expanding existing operations -- will necessarily harm surrounding property owners. Indeed, the current operation is fraught with problems including interference with neighbors' ability to peaceably enjoy their property. Noise, traffic congestion, safety issues and litter have become the norm. The Petitioner has also likely exceeded the

permissible amount of impervious surface on the 22 acre parcel. The Petitioner claims is no longer able to profitably operate a restaurant at that location and now needs to broaden the areas in which it can serve alcohol so it can act as an event venue. Respectfully, the fact that Petitioner is unable to turn a profit does not justify changing the land-use. Moreover, the petition lists five existing bars outside of the area proposed for rezoning. How many bars are necessary? 10? 20? Enough is enough.

As a preliminary matter, the Petition should not be allowed to proceed with the request because Tianguis LLC is not in good standing (NGS) with the Secretary of State. (A -47). This occurs when a company fails to file its annual report and pay its corporate taxes.

#### **A. EXISTING OPERATIONS INTERFERE WITH FOUNDATION ACTIVITIES**

The Max McGraw Wildlife Foundation hosts a variety of educational and research activities, in addition to leisure and outdoor activities for its members. Traci Brandenburg is McGraw's Director of the Pepper Family Center for Conservation Education which provides programming for more than 3000 participants each year. (A – 56). The noise emanating from the subject parcel interferes with existing Foundation programming, forcing the foundation to relocate some of its educational programs to other areas where the noise is less disruptive. (A – 56 ¶ 3). It renders the venue less attractive to prospective students and members.

Similarly, Kyla Brittain, the Foundation's Director of Membership a Special Events, described the noise level on July 21, 2019 as being so loud that the windows and doors in the Foundation's Pond Cottage were vibrating. (A – 54 ¶ 3). At that time, Ms. Brittain was giving it tour to someone who was thinking of hosting a wedding

reception at McGraw, but who, after hearing the loud music, expressed deep concern while inside the Pond Cottage stating “is it always like this?”. (A – 54 ¶3). This weekly occurrence harms the Foundation. (A-53). It interferes with its normal and decades old activities – the peaceful and quiet enjoyment of nature.

The Pond Cottage is located more than 1800 feet away from the subject parcel and lies beyond a densely wooded area. (A – 64). The music was so loud that Ms. Brittain was able to make a recording of the music on her iPhone while standing on the Pond Cottage patio where dining guests are usually seated. A true and correct copy of this recording is available at <https://youtu.be/CuHjVqOzDWM>. Due to the noise level, Ms. Brittain could not seat guests on the Pond Cottage patio that day.

Equally appalling is the fact that, Clark Ganshirt, who like Traci Brandenburg, lives on the Foundation property, could hear the loud music (A 57 ¶3) even though his home is at least three-quarters (3/4ths) of a mile away. (A 65). Unfortunately, when neighbors complain, Petitioner turns a deaf ear and simply turns the speakers toward a different neighbor. (A-58 Ganshirt Affidavit ¶ 5). It becomes speaker roulette.

### **1. Documented Noise Levels**

As a result of the noise issue on July 21, 2019, the Foundation employed the services of a Sound Engineer from Huff & Huff, an Environmental Engineering firm specializing in sound measurement.<sup>2</sup> Although the music was somewhat quieter on July 28, 2019 when measurements were taken, the Sound Engineer nevertheless

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<sup>2</sup> Huff & Huff is subsidiary of GZA GeoEnvironmental Inc. based in Oakbrook is a multi-disciplined consulting engineering firm providing environmental, natural resources and compliance consulting services to the private, public, A/E and transportation sectors for over 35 years.

recorded sound levels above thresholds established under Illinois Pollution Control Board (IPCB) regulations<sup>3</sup>:

Octave Band (Frequency Cycles per Second)	Along Residential, Estate or Farming District Boundaries	Along Business and Industry District Boundaries	1:26 PM	2:52 PM	July 28, 2019 Level Observed	% Excess Over Maximum Allowable
300 to 600	52	59	61.6	62	500 Hz	19%
600 to 1,200	46	53	60.7	60	1000 Hz	30%
1,200 to 2,400	40	47	53.4	53.5	2000 Hz	34%
2,400 to 4,800	34	41	44	44.7	4000 Hz	29%
Above 4,800	32	39	34	33.8	8000 Hz	6%

This chart shows that the July 28, 2019 noise levels exceeded the IPCB thresholds (column 2) as well as the noise thresholds contained in the Kane County Code applicable to noise emanating from industrial and manufacturing complexes. While the KCC thresholds are not strictly applicable to noise emanating from a B-3 or B-4 use, one would reasonably expect noise levels to be significantly lower from Petitioner's business than from a manufacturing or industrial plant.

## 2. Noise Levels Violated the Kane County Alcohol Provisions

The Kane County Code provides that it is unlawful for establishments serving alcohol to "allow any noise or sound to be amplified outside the bounds of a structure on the premises." KCC 3-37. Certainly, the Code does not permit sound to travel beyond property lines. Indeed, Zoning Staff's memo to the ZBA points out this very problem.

<sup>3</sup> Measurements of taken in decibels (Db); pitch or frequencies in Hertz (Hz).

**B. PETITIONER CANNOT PROPERLY CONTROL TRAFFIC OR PARKING**

**1. Traffic Issues**

The Board's staff properly recognized this problem in the Staff memo, recommending a traffic control plan. The Foundation submits that an overall traffic plan should have been submitted as part of the zoning application and that given the number of vehicles<sup>4</sup> accessing this site, southbound right turn lanes are likely warranted at each entrance. A comprehensive traffic study and parking analysis is needed.

Route 25 is a busy state highway carrying more than 18,000 vehicles per day according to IDOT.. <http://www.gettingaroundillinois.com/gai.htm?mt=aadt>. Route 25 is a divided four-lane road with curbs on both sides and no shoulders in the area near the subject property. (A. 66). The posted speed limit is 40 mph although vehicles frequently travel 55 to 60 mph. Although there is a Northbound left turn lane, there is no Southbound right turn lane into the subject property. (A - 66). Therefore, Southbound traffic frequently "stacks up" with vehicles waiting to make a right turn into the congested parking lot. Ingress and egress is also impeded by limited sightlines because Petitioner allows vehicles to park in the grassy Right of Way immediately adjacent to the Route 25 roadway. This is documented in aerial photographs taken on July 28, 2019. (A36 – 39). This presents an obvious safety hazard.

Permitting and expanding use and greater intensity will necessarily invite more people. More people equal more traffic equals more safety issues. This also begs the question where people park?

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<sup>4</sup> the aerial photographs (AA 35 – 39) were taken in approximately 3 PM on July 28, 2019 and reflect in excess of 500 cars parked on site at that time.



## **2. Parking Issues**

The aerial photos clearly reflect significant on-site parking issues. Current business operations apparently force patrons to park in the Rt. 25 right of way (ROW), or they are directed by petitioner to do so. This is both unsafe and unlawful. An aerial video of the site is telling. <https://www.youtube.com/watch?v=p-bWSBZyLf8&feature=youtu.be>. If expansion is allowed, where will additional people park? Petitioner has already likely exceeded bulk and storm water regulations with the amount of impervious surface it created. Clark Ganshirt's Affidavit details Petitioner's activities in filling ravines and low-lying areas to create additional parking. (A – 58 at ¶ 9). Exhibit A- 78 shows a newly established parking area.

### **C. OTHER SIGNIFICANT ISSUES**

#### **1. Stormwater and Bulk Regulation Issues**

The petition also presents a significant bulk regulation and potential storm water issues. Petitioner has created new parking areas, designated by the oval in Exhibit A-78. The parking areas are highly compacted. Examples are shown in the photos labeled A-67 & A-68. The vast majority of the site is covered by an impervious surface. Exhibit A- 77 outlines areas outside of the impervious region. Only 8.78 of the 22 acres lie outside the area used for parking and buildings. This means that in excess of 60% of the site is impervious. Numbers in this range would certainly warrant a comprehensive stormwater study and storm water management plan which Petitioner has not presented. It will likely require on-site storm water detention. These numbers only get worse when Petitioner expands existing operations. To expand, petitioner will

necessarily have to cannibalize parking and increase the impervious area. Double trouble!

## **2. Health Safety Issues**

Petitioner also has a documented history of health and safety issues. A Freedom of Information Request to the Kane County Health Department seeking documents since 2012 yielded a stack of violation notices, inspection reports and permit applications more than 4" to 5" inches thick. Community Development has also investigated Petitioner's significant garbage and refuse issues, and other building violations, over the past several years – most recently on June 18, 2019. The latest investigation documented "large amounts of trash, rubbish and food waste accumulations throughout the property. (A-71). This latter investigation remains open today, despite Petitioner having two (2) months to remedy the situation. Petitioner allows garbage to remain on the ground (A 40) and to blow across the street where it is collected against a fence and in trees. (A-42 to A-46). Clark Ganshirt's Affidavits documents this ongoing problem as well. If Petitioner is ill-equipped to operate its current business properly, it cannot be permitted to expand.

## **3. Increased Demand for Police Services**

On June 19, 2019, the Kane County Sheriff's office addressed the Dundee Township Board regarding noise complaints and the demand for the Sheriff's services at the Milk Pail. (A- printout furnished by the Sheriff's office indicates that between May 2018 and the present, the Sheriff's deputies were called to, or patrolled, the premises on 118 occasions. Fewer than 10 were on weekdays. Of these, there were 20 calls

related to traffic issues, 17 complaints about noise, 14 traffic accidents and 45 occasions when the Sheriff either checked or patrolled the premises. The Petitioner would be hard-pressed to identify another location in Kane County presenting this demand for police services. A more intense use will only exacerbate these problems.

### CONCLUSION

For each of these reasons, the Max McGraw Wildlife Foundation respectfully requests that the Kane County Zoning Board of Appeals and the Kane County Board reject the petition and deny the Petitioner the requested map amendment (zoning change) were any other form of variance or zoning relief.

Respectfully submitted  
HUNT & ASSOCIATES, P.C.

By: 

An Attorney for Max McGraw Wildlife Foundation

Keith L. Hunt  
Hunt & Associates, P.C.  
55 W. Monroe  
Suite 3600  
Chicago, Illinois 60603  
(312) 558-1300  
[khunt@huntassoclaw.com](mailto:khunt@huntassoclaw.com)

Before I make a couple brief comments, I would like to take less than one minute to give some background on the Max McGraw Wildlife Foundation. (Video)

The reason we are here tonight is we feel the character and mission of the Foundation are at stake. You will receive affidavits from senior managers of McGraw describing how the noise emanating from the Milk Pail property is impacting our education programs and the quiet enjoyment of our property. Our tranquility is being lost.

We have invested millions of dollars in creating an environment where one can fish, hike or dine, or just enjoy being with nature. Our Pond Cottage terrace and our Education Center are in near proximity to the Milk Pail property, with which we have had a strong relationship since its inception. It was once owned by Max McGraw. This has now changed.

- One cannot on weekends have a meal on our terrace without listening to loud music.
- One cannot enjoy fishing on our lakes in the serenity of nature.
- Our education programs are having to be relocated. We introduce more children and families to the outdoors than almost anywhere in America.
- There is garbage strewn along Route 25 along our property as a result of the increased usage of the Milk Pail property.

The Max McGraw Wildlife Foundation is world renowned for its research and education work. We are a place away from the frantic pace of urban living. A place where for literally generations of those who love the outdoors come to recharge their batteries, if you will, and to interact with nature. This is now in peril due to the booming of loud speakers broadcasting music across our property. It's been reported at times when the wind is blowing it can be heard inside our indoor dining and meeting rooms.

Expanding the sale of liquor, encouraging more noise outdoors and the gathering of more people is not consistent with the long held lifestyle of the community.

Thank you for the opportunity to comment. We fervently hope the request for an expanded liquor license, the sale of liquor and across multiple locations of the property will be denied. We also request that the activities of outdoor music and festivals be curtailed.

We wish the Milk Pail well but do not feel their recent escalation of activities and their larger plans should imperil the long established and acclaimed existence of the McGraw.

Thank you,



Charles S. Potter, Jr.  
President & CEO

## Objections to Milk Pail Complex Rezoning

The undersigned object to the Rezoning of the Milk Pail property to allow additional areas where alcohol can be served. The Milk Pail already serves alcohol and generates excessive noise and traffic and is not consistent with residential uses in the area.

	SIGNATURE	PRINT NAME	ADDRESS
1.		SHIRLEY LEIN	1000 DUNDEE AVE
2.		KENNETH C. DIERTS	1000 Dundee Ave
3		LISA KWILAS	1020 Dundee Ave
4		Stuart Horschauer	1020 Dundee Ave
5		Patrick Burke	324941 Albert Dr
6		Jacyln M. BROWN	324941 Albert Dr.
7		Manjabe Goff	324919 Albert Dr
8		DAVID NIEMIEC	32W761 HECKER
9		KIMBERLY NIEMIEC	32W761 HECKER
10		JAMES WILBRANDT	32W931 HECKER
11		SUZANNE L. WILBRANDT	32W931 HECKER
12		MADALENE BARKER	14N756 CASTLE
13		Jory C. Perez	14N759 Castle Ave
14		JEFF ANNIS	32W875 Hecker
15		Jake Annis	32W846 Hecker
16		GARY THOMPSON	32W846 HECKER
17		Marcus Rabincan	32W867 Hecker
18		Mark Reimers	32W798 Hecker
19		Kathy Glefke	32W816 Hecker
20		RICK GLEFKE	32W816 HECKER
21		STEVEN A. LYWA	32W694 Hecker
22		HELENA WILSON	32W694 Hecker
23		BILL-SHAN	32W880

24	<del>Ed Némec</del>	Ed Némec	324826 Albat Dr. E. Duda
25	<del>Chris Wood</del>	Chris Wood	14 N 869 Castle Ave
26			
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**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 2070 W. Figgie Road, Suite 600  
 (947) 823-5990

CLIENT

**MAX MCGRAW WILDLIFE FOUNDATION**

TITLE

DATE	BY	SCALE	DATE

**MILK PAIL VICINITY MAP**

PROJECT NO.	DATE	SCALE
SHEET		
DRAWING NO.		

EXHIBIT

Handwritten mark resembling the letter 'F'.



**B-4**  
1056

**B-3**  
3178

**B-4** **SU**  
3178

**SU-4**

**B-3**  
3178

**SU** **B-4**  
3178

**B-4** **SU**  
3178

**DUNDEE AVE.**

JA

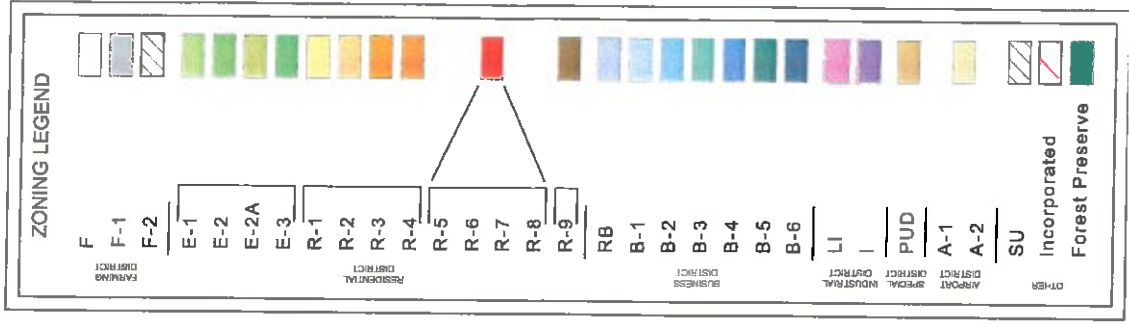


Kane County, Illinois  
 Building and Zoning Division

Mark D. Vankerkhoff, AIA  
 Zoning Enforcing Officer

Kane County  
 Government Center  
 719 S. Batavia Ave.  
 Bldg. A, 4th Floor  
 Geneva, IL 60134

Phone: 630.232.3492



ZONING MAPS  
 of  
 KANE COUNTY, ILLINOIS

MAP NO. DU-35



Year	Area	Population	Density
1980	1,000	100	100
1990	1,000	100	100
2000	1,000	100	100
2010	1,000	100	100



SECTION 35  
 DUNDEE TOWNSHIP

DU-35 ZONING



←        <https://earth.google.com/web/@42.07580638,-88.25288811,240.97150074,240.180911574,35y,qh,dk,0>





ZONING MAPS  
of  
KANE COUNTY, ILLINOIS

MAP NO. DU-36  
MAP SCALE  
0 100 200 300 400 500  
FEET



Year	Adopted	Repealed
1988		
1991		
1994		
1997		
2000		
2003		
2006		
2009		
2012		
2015		
2018		
2021		

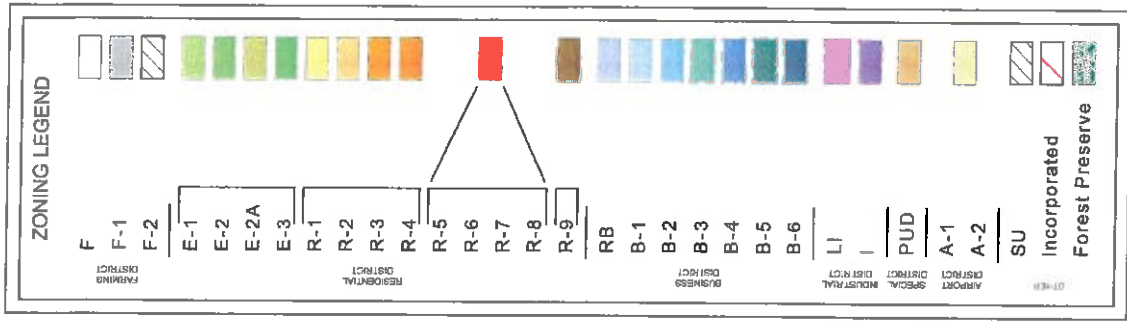
SECTION 36  
DUNDEE TOWNSHIP  
COOK COUNTY  
ILLINOIS

DU-36 ZONING

Kane County, Illinois  
Building and Zoning Division  
Mark D. Vankerhoff, AIA  
Zoning Enforcing Officer

Kane County  
Government Center  
719 S. Batavia Ave.  
Bldg. A, 4th Floor  
Geneva, IL 60134

Phone: 630.232.3492



8

<https://earth.google.com/web/@42.074160791,-68.25986063,25.0,6z,1978939a,1045,199770234,35y,0.00080001h,45.00181305t,0>



5



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

SENT TO D.O  
1-6-99

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Country Tea Room  
other names/site number Milk Pail Restaurant

2. Location

street & number 14N630 Route 25  not for publication  
city or town East Dundee  vicinity  
state Illinois code IL county Kane code 089 zip code 60118

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

William L. Wheeler / SHPS 12-28-98  
Signature of certifying official/Title Date

Illinois Historic Preservation Agency  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	Signature of the Keeper	Date of Action
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain): _____	_____	_____

Country Tea Room

Kane County, Illinois

Name of Property

County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

- private, public-local, public-State, public-Federal

Category of Property (Check only one box)

- building(s), district, site, structure, object

Number of Resources within Property (Do not include previously listed resources in the count.)

Table with 2 columns: Contributing, Noncontributing. Rows for building, sites, structure, objects, Total.

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Commercial/Restaurant

Current Functions (Enter categories from instructions)

Work in Progress

7. Description

Architectural Classification (Enter categories from instructions)

Late Victorian

Materials (Enter categories from instructions)

foundation Stone, walls Wood, roof Asphalt, other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A through G with checkboxes and descriptions.

Areas of Significance

(Enter categories from instructions)

Commerce

Period of Significance

1926 - 1939

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, National Register, National Historic Landmark, Historic American Buildings Survey, Historic American Engineering Record.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State agency, Federal agency, Local government, University, Other.

Name of repository:

Dundee Historic Society

Country Tea Room

Kane County, Illinois

Name of Property

County and State

10. Geographical Data

Acreage of Property .43,560

UTM References

(Place additional UTM references on a continuation sheet.)

1 16 395790 4654850
Zone Easting Northing

3 Zone Easting Northing
4 Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Patsy Arnold, Executive Vice President

organization Fin 'n Feather Farm date May 24, 1998

street & number 14 N630 Route 25 telephone 847-742-5065

city or town East Dundee state IL zip code 60118

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Fin 'n Feather Farm, L.L.C.

street & number 14N630 Route 25 telephone 847-742-5065

city or town East Dundee state IL zip code 60118

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Country Tea Room

Between 1926 and 1939 the Country Tea Room was in operation. It occupied a 1926 addition and a portion of the Increase C. Bosworth tenant farm house built in c. late 1860s. The Country Tea Room is located at Clearbrook Farm, which is also known as Fin 'n Feather Farm, a shopping center complex, in unincorporated Kane County, Dundee Township, Section 35. It is just south of the cities of East Dundee and Carpentersville and north of the city of Elgin on the west side of the north/south Illinois Route 25. The Max McGraw Wildlife Foundation, a private wildlife preserve and research facility, surrounds the south and west perimeter of the property. Other neighboring properties to the north consist of a commercial building and wooded areas. Route 25 runs along the eastern perimeter; on the opposite side of the road is more of the wildlife preserve.

The c. late 1860s Gabled Ell type farm house with some Italianate influence and the single story 1926 addition retain much of their historic integrity. The original home faces east and the 1926 addition faces south. Several hundred feet southwest of the home stands the original barn and creamery and west of the home is the stable. The barn, creamery and stable are historic, but were modified during business expansions and no longer maintain their historic integrity. Their history, however, is noteworthy to the overall history of the Country Tea Room as it pertains to the Milk Pail Restaurant and the ambiance of its setting. The Country Tea Room faces east onto Illinois Route 25. A driveway runs along the south, east, and north sides of the house. North and east of the building is an asphalt parking lot. To the northwest of the building is a large modern retail building with a parking lot to its rear. South and west of the building are a series of modern retail buildings. Only the Country Tea Room including the original farm house and its immediate surrounding landscape is included in this nomination.

The Dundee Historical Society placed a plaque and dated the home based on their investigation. The plaque reads:

According to the Kane County Map of 1860 a Mr. Clark owned the 136 acres which about two-thirds of this property was east of Route 25. There appeared no structure there then. I.C. Bosworth's name

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Country Tea Room

appears on the 1870 map as owner of the property. The property has now been further extended west to the north/south mid point of Section 35. There is clearly a farm house and outbuildings shown on the 1870 map.

The house consists of three sections. The main two-story Gabled Ell house facing east on Route 25 dates from c. late 1860s. It has a one-and-a half story gable roofed rear wing to the west containing a kitchen and south porch. Shortly after the house was built a small one-story gable roofed addition was added to the northwest. It appears in a c. early 1900s photograph of the house. The third addition was built for the Country Tea Room dining room. This one-story addition was added to the south side of the one-story west addition in 1926.

The original section is a Gabled Ell house with Italianate influences constructed c. late 1860s. This section of the house is constructed of wood frame, with its original wood clapboard siding and is set on a stone foundation comprised of large fieldstones. The short leg of the ell has a gable roof with the ends facing north and south. There is one chimney on the exterior of the north elevation. Windows in the original house are two-over-two with wooden pedimented hoods on the east and south elevations. The north elevation windows do not have pediments. The front (east) porch is one story and has a shed roof sloping toward the east. The gabled roofs are covered with asphalt shingles.

The porch is a 1980s replacement. The west wings and south wing also have gable roofs and are of wood frame construction. There are no chimneys in these wings. Windows in the 1926 addition are six-over-six.

The front (east) elevation of the house is two stories and has a two-bay wide gable front section to the north and a two-bay wide wing to the south. A shed-roofed porch is located in front of the two-bay wide wing. The porch has turned spindles and posts. The existing porch is not original. An early photo of the house shows a flat roof porch with Italianate style posts and small brackets without a railing. There are two windows located in the basement below the gable front section. Above them are two windows on each story. The south wing has one window opening to the porch and one window above the porch

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Country Tea Room

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roof. The porch has two doors into the house, one on the side wing and one opening into the south side of the front gable wing.

The north (side) elevation includes the front gable wing of the two-story section, the one-and-a-half story service wing and the northwest one-story addition. The two-story section has two, two-over-two windows on the first story and one two-over-two window on the west end of the second story. An exterior brick chimney is located immediately west of the western-most windows. The one-and-a-half story wing addition has a small rectangular window to the east and a six-over-six window to the west. Above the small rectangular window is a small window. The one story wing has a pair of six-over-six windows to the east and a one-over-one window to the west. A one-over-one window is located above in the gable.

The west elevation of the late 1800s addition has at the north a picture window and a one-over-one window. The west elevation of the 1926 addition has four, six-over-six windows.

The south elevation of the 1926 addition has a pair of windows to the west and a small gable roofed entry vestibule to the east. The door has six-pane sidelights on each side. A small eight-pane window is located in the gable peak.

The east elevation of the 1926 addition has four windows.

The south elevation of the one-and-a-half story wing and the two story section of the house has beginning at the west three windows in the wing and two windows in the two story section. On the second story of the original house are two windows. A wooden bulkhead door provides access to the basement. A small basement window is located to the east of this door.

Each wing addition is above crawl spaces. The one-and-a-half story wing and one-story addition have undergone the most alterations. During construction of the 22' by 24' one-story wing to the west, new roofs were built over the existing roofs. The ridge line of the one-story addition was changed from a east-to-west orientation to a north-to-south orientation. The roof was also raised allowing the

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Country Tea Room

addition of an attic window in the north gable end. The south porch which originally was open was enclosed in 1926 and the roof was raised for the construction of the one-story addition.

**Interior**

The east porch has two doors, the east door opens into the living room, the north door opens into the parlor. There is Italianate styled woodwork and moldings in the two-story house and one-and-half-story wing. The doors in the original house are four-paneled. Woodwork in the one-story addition and 1926 addition is plain. From the parlor going west is the original home's dining room which later became a bedroom. This room has a closet in the northwest corner and a closet along the south wall underneath the main stair.

Continuing west from both the living room and the former dining room into the one-and-a-half story wing is a room that was formerly used as the kitchen and later turned into a dining room. This room has an interior entrance on its east wall to the basement. This room, as well as a west doorway from the living room, enters onto the south porch. This south porch accesses the main house to two additional rooms and to the one-story addition. The enclosed porch has four interior doorways: the living room, the former kitchen/dining room, a furnace room that serves as an entrance into a bathroom and the Country Tea Room dining room.

An enclosed stairway to the upstairs is located at the north wall of the living room along side the center chimney. At the top of the stairs to the west is an entrance to an attic. The stairway accesses three rooms. Upstairs is an Italianate styled newel post and turned balusters with a rail. A room to the north is now a bathroom, a room to the east is a bedroom and to the south is another bedroom that opens into a smaller room.

The south front entrance door opened directly into the dining room in the 1926 addition. This room served as the dining room of the Country Tea Room. The rooms to the north served as the restaurant's kitchen and gift shop. The smoking porch was located in the enclosed south porch of the one-and-a-half

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Country Tea Room

story wing. The two-story original house remained as living quarters. Located behind the dining room to the north are two rooms. Originally doors opened off of both rooms to the dining room. Today only one doorway remains to the room to the northeast. A doorway connects this room to the room to the northwest.

In 1939 the single story addition was converted to accommodate offices and living quarters. The 22' by 24' dining room became two rooms and a hall with temporary partition walls added. The front entrance door was moved from the center to the east and a gable roofed foyer built to the south.

Mrs. Marie Bruhn, an employee of the farm from 1939 to 1986, states, "There were no additions made to the house during the time I worked at the Milk Pail. The house was offices and living quarters."

Mrs. Lawrence Selzer of West Dundee states, "In 1945 my family and I lived in the two story area of the farm house. It was the same then as it is now."

In 1987 until 1997 the home was a retail store. In preparation for a new tenant, the original tea room dining room interior is once again one 22' by 24' open room. In 1997 the home received a new shingle roof.

Also located on the property but not included within the nominated boundaries of this nomination are numerous farm buildings associated with Clearbrook Farm. Although several of the outbuildings are historic, they have been remodeled numerous times and have large modern additions. Several newer buildings for retail shops have also been built on the farmstead.

Southwest of the Country Tea Room is a large three-story gambrel roofed dairy barn. The barn dates in the c. 1870s. Large additions were constructed in the early 1950s and in 1987 for retail shops. The interior of the building has also been extensively remodeled.

South of the Country Tea Room is the creamery. The three-story gambrel roofed building was remodeled in 1939 for the kitchen of the Milk Pail Restaurant, the

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successor restaurant to the Country Tea Room. Additional dining rooms have been added to the building over the years.

West of the Country Tea Room is a c. 1870s two-story stable. The building has been extensively remodeled for retail shops.

Modern frame buildings are also located to the southwest and northwest of the Country Tea Room. They are used for retail businesses. A modern asphalt parking lot is located to the north and northeast of the Country Tea Room.

Although the historic farm buildings have been extensively modernized and have had major additions, and several large modern buildings have been built on the complex, the immediate historic surroundings of the Country Tea Room are still intact. Numerous trees and grass lawns surround the building. The building is visible from Route 25 to the east. The modern buildings are placed to the rear of the Country Tea Room and do not detract from the building's integrity.

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**Statement of Significance:**

The Country Tea Room meets Criterion A for commerce for its role as a roadside business during the 1920's and 1930's. Its period of significance is 1926 when the restaurant opened to 1939 when the building no longer was used as a restaurant. The Country Tea Room is locally significant for listing in the National Register. The nation, during this time, had new roads, affordable cars and a desire to explore their country. New roadside restaurants, like the tea room, forever influenced the restaurant industry. Their roadside locations and marketing strategies concentrated on both the mental and physical needs of new leisure travelers who were unfamiliar with their environment. The Country Tea Room typifies restaurants that found the right location, a quaint ambiance and homespun friendliness for their new kind of patron. The restaurant industry changed and conformed to the new travelers' needs, as did the Country Tea Room, to compete along the roadside.

A part of Dundee's history begins with John and Nancy Oatman who were married in Indiana in 1806. In 1828 they moved to Illinois and laid out the town of Walnut Grove, now Eureka. Their first children were twins named America and Eliza. They each married and in 1835 the four moved from Walnut Grove to the Fox River Valley. The Oatman family laid out Dundee west of the river. West Dundee was incorporated in 1867.

A bridge was built, the Fox River was forded and in 1837 Thomas Deweese built a gristmill. For him, the town of East Dundee was laid out and incorporated in 1871. The towns originally were separated, perhaps, because of Deweese's ambition and stayed separated, perhaps, because of language differences. Scots located the west side of the Fox River and the Germans the east side. The earliest settlements were mostly Scots farmers and later in the 1850's Germans.

Carpentersville to the north of East Dundee was incorporated in 1887. It was named after Charles V. and Daniel Carpenter, brothers and pioneers from Uxbridge, Massachusetts who were headed for the new West, but the swollen Fox River made them set up camp. In time, they purchased land from Nathan

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Perry for \$100. The land was located on the east bank of the river north from the existing bridge.

Around 1837, near the Fox River and in the days of the area's first settlements, local industry developed from rich natural resources. Early businessmen shipped tons of sand and gravel and yards of black walnut to Chicago by ox cart. Business grew so that by 1850 the Chicago & North Western Railroad extended west to Elgin and soon afterwards north to Carpentersville. In 1864, the Illinois Iron & Bolt Company incorporated and in 1912 consolidated with Star Manufacturing that employed over 2,000 people. In 1880 Gail Borden invented the process of evaporated milk and started the Borden Company in Carpentersville. Another area dairy was the Oatman Company that later became known as Bowman Dairy. Local farmers supplied milk to the dairies and the numerous rail lines established Kane County as a prominent dairy region and producer of cheese, milk and butter. Farmers prospered. Mr. Robert B. Howard tells the story of his father in the book, Dundee Township 1835-1985.

Arthur Howard, my father, came to Dundee Township in 1910 from Whitewater, Wisconsin bringing with him his registered Holstein herd. This herd produced 20 eight-gallon cans of milk, which were delivered daily by team and milk wagon to the Borden Condensery in Carpentersville, and later to the Oatman Condensery, which was purchased by the Bowman Dairy.

In 1936 my father was honored for having the highest production per cow of any herd in the United States.

By 1900 electric lines linked the towns along the Fox River from Carpentersville. Both Dundee towns and Carpentersville developed successful downtown businesses. In 1920 Haeger Potteries of East Dundee began to invite visitors to tour their plant and buy pottery in its factory outlet store, a first of its kind in the United States. Thousands of people traveled to Haeger Potteries.

During the 1920s the Dundee area had become a tourist attraction and a prosperous business community. Route 25 was busy with travelers who enjoyed



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the scenic drive as they headed north to Wisconsin or nearby Haegar Pottery. The road was busy with farmers whose wagons and trucks were loaded with milk for delivery to either the dairies or the railroads and factory workers who made a living in Carpentersville or shopkeepers in the downtowns. Route 25 represents the changes of the open road that Chester H. Liebs describes in his book, Main Street to Miracle Mile, American Roadside Architecture:

Before the 1920's, most anyone traveling long distances by automobile had relatively few places, save for an occasional wayside inn or resort hotel, to purchase a meal along the open highway. This posed a special problem for families, who had either to bear the expense of dining at those city lunchrooms and restaurants along the way (often located in the better hotels) considered clean and respectable enough for women and children or, as many preferred, to bring their own food and picnic by the side of the road. Obviously there was definite need for wayside eateries that would be more convenient than either the downtown restaurant or the picnic, with a respectable ambiance that would discourage inappropriate behavior and undesirable clientele. Tearooms opened up along major tourist routes. . . . The nation had entered a full-fledged eating-out boom, with the estimated number of restaurants jumping 40 percent between 1910 and 1927. . . . At this juncture, the restaurant population explosion was joined by the tremendous rise in production and availability of the automobile.

Phil Patton writes in his book, Open Road:

The American exasperated his restiveness and the twenties made him rich and more restive still and he found the automobile not merely good but better and better. . . . The fact is that the automobile became a hypnosis.

As more roads accessed more of the country, the average traveler experienced a constant conflict between comfort and adventure. To meet this need new

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roadside businesses offered a variety of cafes, ice cream stands, barbecue stalls, coffee shops, etc. Popular tea rooms capitalized on a friendly atmosphere and nostalgia found in the old houses, barns, inns, etc. they occupied. The very name "Tea Room" conjured up a safe place.

Tea rooms grew to a status of having their own publication, Tea Room and Gift Shop. The trade magazine suggested that increased competition made good cooking alone no longer a guarantee to success and that a broader appeal had become necessary. Great opportunities now existed for the entrepreneur who could apply the right mix of business skills and image to a new kind of roadside family restaurant. Many cafes could not compete and closed.

One of the most famous and successful roadside cafes is the Howard Johnson chain. Mr. Johnson saw the possibilities and capitalized on two emerging forces, the urge to ride in the car and the urge to eat out. His first of many roadside restaurants was along one of Boston's busy highways. Mr. Max McGraw, the developer of the Country Tea Room located at Clearbrook Farm, like Howard Johnson, had the right mix of business skills and imagination to succeed in the restaurant industry.

Clearbrook Farm was the location for the Country Tea Room. The farm complex included the farm residence, the home of the Country Tea Room, a creamery, barn, numerous farm outbuildings, and a windmill. The farm housed a large dairy cattle operation. The Clearbrook Farm history began with the owner of the farm, a prestigious Dundee area resident, Increase C. Bosworth. He became a wealthy local businessman and landowner who came to East Dundee in 1837 with his father from Chicago. By the late 1860s he had erected a two-story Gabled Ell farm house with some Italianate details. Max and Emma Kruse, whose family is pictured in the enclosed photo, leased the dairy farm from Increase Bosworth. In 1926 Max McGraw purchased the farm from the Bosworth estate.

Mr. McGraw, famous for the McGraw Edison Company, the Toastmaster Company and the Max McGraw Wildlife Foundation, built the 1926 single story addition to the c. 1860s farmhouse specifically for The Country Tea Room. In

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1966, Mrs. Irma Dupre writes for The Cardanal Free Press Newspaper in her article, "Landmarks":

From the long-standing farmhouse partly shown at the right of this picture (newspaper article attached), the L-shaped addition was built west and south to the house. The Country Tea Room was operated cooperatively by the late Mrs. Emma Blow Contriman and her nephew, the late Rae Dupre who for so many years was active in the business, industrial and social life of our community. Mr. Dupre supervised and planned the earliest remodelings of the various buildings making up the McGraw Clearbrook Farm.

Many are the memories still afloat of the specialty of this earliest of the many 'eateries' now abounding-hereabouts- the chicken and biscuits of country richness and flakiness for the enjoyment of which patrons came repeatedly from many miles distant.

Mrs. Frances Gresko is an example of the patrons who visited The Country Tea Room in the 1930s:

I lived on the south side of Chicago on Marshall Boulevard. Adam, my future husband, lived next door to my family. He had a car and loved the adventure of the road. He would invite my sister and me for road trips to Lake Geneva and Haeger Potteries. On our way somewhere the road led us to the Country Tea Room along Route 25.

The large dining room was sunny and had lots of windows. The menu was simply the best chicken and biscuits and pie. It felt like someone's home, like visiting a relative for Sunday dinner. There was always friendly laughter and talk and was so different than any other restaurant. If we stopped on our way home, we would buy some cottage cheese.

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The placing of the Country Tea Room at Clearbrook Farm along Route 25 was a marketing genius of Max McGraw. The restaurant was located north of the city of Elgin and northwest of Chicago and took advantage of the network of numerous newly-built concrete highways that led to the area. Elgin historian E. C. Alft notes in his 1984 book Elgin: An American History that residents of the city and surrounding area including Dundee and Carpentersville were rapidly buying the new-fangled automobiles and trucks. In July 1905 the city of Elgin had 60 registered automobiles. Due to the deplorable conditions of the area roads, of which many were dirt paths, the Elgin Motor Club was organized in 1912 to push for a chain of good roads in and around Elgin stretching east to Chicago, south to Aurora, and north to McHenry County. The founding of the Elgin Motor Club was part of the Good Roads Movement throughout the country with the establishment of highway associations to promote the building of hard roads.

Efforts to get new highways resulted in the planning of the first state-funded concrete highway in Kane County in 1914. The highway was planned to run from Aurora along the west side of the Fox River into Elgin. The grand opening ceremony of the 18 foot wide Fox River Trail, now designated Illinois Route 31, took place at St. Charles on September 29, 1917. Alft reported that "less than two thousand motor vehicles were owned by (Elgin) residents in 1920; ten years later there were more than 7,500 local cars and trucks on the streets" By 1922 the Fox River Trail had reached West Dundee.

Important to the citizens of East Dundee, West Dundee, and Carpentersville was the opening of Illinois Route 72 in October 1920 from Milwaukee Avenue on the outskirts of Chicago to East Dundee. The road eventually reached the Fox River Trail (Route 31) in West Dundee. In 1923 U. S. Route 20, which generally followed older trails and roads was completed between Chicago and Elgin. The road eventually stretched through Rockford, Freeport, and Galena.

In August 1929, Route 25, which ran right in front of the Country Tea Room was completed between Elgin and East Dundee. Travelers to the Country Tea Room could take Illinois Route 72, just over a mile north of the restaurant to Route 25

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or Route 20, just three miles south via Route 25 to the restaurant. In 1930 Route 25 was extended from Elgin to St. Charles.

The Country Tea Room closed in 1939 but its concept defined the character of the new and soon to be famous Milk Pail Restaurant. The era's tea rooms, like the example of the Country Tea Room, successfully demonstrated that a market existed for roadside eateries that were affordable for family dining and that offered quaint surroundings.

The early 1930's eateries met specific needs, but the era changed when roads, automobiles and mindsets changed. Travelers had become seasoned and well acquainted with the open road; now they wanted a variety of eateries to choose from. Tea rooms that did not make a transition into a competitive era, for the most part, failed; the ones that adapted to a broader roadside appeal, for the most part, flourished. The Country Tea Room succeeded because it changed. It changed its name to the Milk Pail Restaurant and changed a quaint tea room into a restaurant that featured unique entrees and innovative ideas.

Two similar ads in the 1943 and 1944 issues of Lions International, a Dundee Township Lion Club booklet advertised: Clearbrook Farm, Dundee, Illinois. Perhaps in speculation, because these ads gave no phone number, street address or any description, the Clearbrook Farm may have had local recognition as, one can also speculate for the local area, did the Country Tea Room. The Country Tea Room may have relied heavily on Clearbrook Farm's patrons and on Route 25's road frontage. During this time local tourism was growing.

The Elgin Courier News dated:

January 10, 1926 states, "The Dundee Commerce Club is making improvements to their tourist camp on Higgins Road in East Dundee." This issue also advertised two local restaurants: The Canton Tea Garden at 66 Grove Avenue in Elgin and the Olympia Restaurant in Dundee, no address could be found.

January 14, 1926 discusses a new hotel that was opening on the corner of East Main and River Streets. It is owned by D.J. Havekamp and Walter Haertel, local

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Dundee businessmen. There was no lodging house in Dundee at that time. This new hotel was a great asset for the community.

The 1926 to 1939 Evans Elgin City Directories listed a number of Elgin restaurants and lunchrooms, but none apparently for the Dundee area. Telephone listings for The Country Tea Room, Clearbrook Farm or names associated with the property could not be found. The first listing associated with the property was found in the 1946 directory under the Milk Pail Restaurant name, number 4849.

The following area restaurants were some restaurants that were open during 1926 to 1939. On River Street looking north from Railroad Street in East Dundee was The Hole in the Ground tavern, located in the basement of a hotel. In the 1930's the owner of the tavern was Leo Brinker, known as "The Big Bear." The building is now an apartment complex and ice cream shop.

Several downtown Dundee restaurants sponsored the Dundee High School yearbook, the Maroon and Black. In a display ad for the 1926 yearbook, The Dundee Hotel and Restaurant on Main Street offered meals and lunches and rooms by day or week, George Meuser, proprietor. This building is now the Bauman Hotel and apartment house. Also in the same issue, located in the building at the southeast corner of Main and Second in West Dundee was the ad for the Deluxe Confectionery who made homemade candies, lunches, and ice cream, Peter Burgess, proprietor. The Dundee Township Historical Society states that, "The building at Main and Second has always been a restaurant. The Town Pump, Moy's Chinese Restaurant and now Pete's Deluxe Grille." Vi Rouley wrote a 1975 Copley Newspaper article, "Just Reminiscing" in it she talked about the long history of this building.

Just like many folks go to the Pump for breakfast now, so many of us went to the griddle, that is the place where Moy has his Chinese Restaurant now. They would put your roll on the griddle for you and get it warm, add a pat of butter and you ate it with a fork. All for a dime and an extra nickel for a cup of coffee.

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Listed, with no address, in the 1928 Maroon and Black yearbook was the Kelley Hotel Restaurant and Cafeteria.

Between 1926 and 1939 Max McGraw owned and operated the 60-acre Clearbrook Farm as a working dairy farm, a commercial roadside market and a tea room. After 1939 he developed, on the property, two well-known businesses: The Milk Pail Restaurant and The Fin 'n Feather Catalogue. The catalogue business was housed in the barn and specialized in smoked game that were a featured entree for the restaurant. The catalogue business was sold and moved offsite in the 1980's.

Mr. McGraw's land holdings increased from 60 acres to 1,300 acres. In the 1950's he separated 22.5 acres to the west from his land holdings that included the Milk Pail Restaurant and its businesses. The 22.5 acres became known as the Fin 'n Feather Farm. Mr. McGraw chartered the Fin 'n Feather Club, a hunt club that owned large land holdings. In 1962 the club and its land holdings became the McGraw Wildlife Foundation, a non-profit organization. This foundation surrounds the Fin 'n Feather Farm with over 1,300 acres of forest and wildlife. The Fin 'n Feather Farm ambiance, therefore, remains a country setting.

In 1953 Max McGraw sold the Milk Pail Restaurant complex to his son-in-law, Ed Eichler, and the farm was separated from the Club. The past and present owners of the 22.5 acre Fin 'n Feather Farm are: Ed Eichler 1953 to 1958; F. & F. Products, Inc. and Country Restaurants, Inc. 1958 to 1987; Burkart & Oehlerking, Inc. 1987 to 1996 and currently Fin 'n Feather Farm L.L.C. These owners have persevered to keep much of the original integrity and heritage to the landmark farm buildings.

The restaurant industry acclaims the Milk Pail Restaurant as a sixty-year-old consistent family restaurant whose only closing occurred during WWII. The Country Tea Room is a landmark building whose use and integrity typifies an era in history of commercial roadside restaurant expansion.

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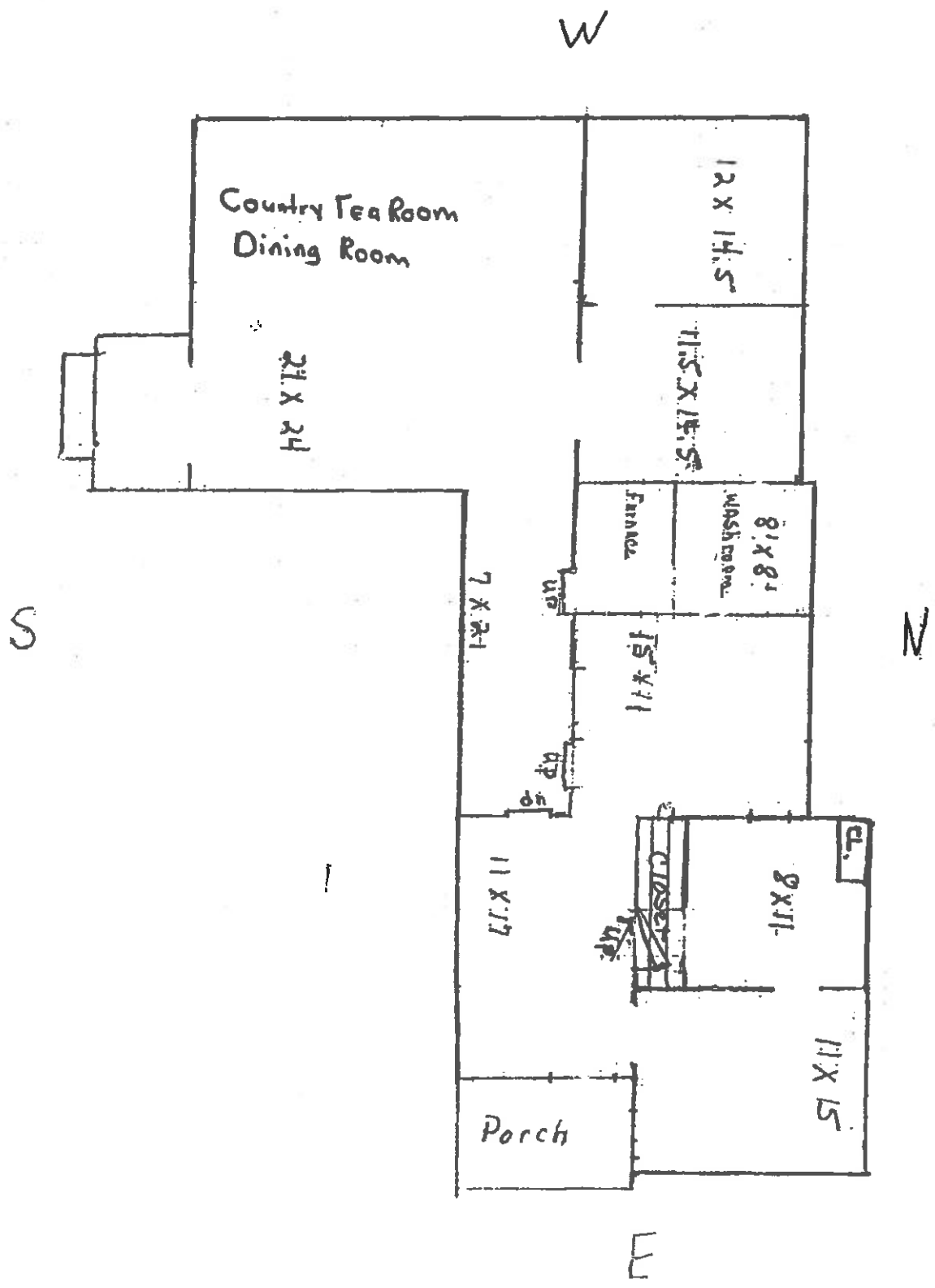
**Verbal Boundary Description**

The property is located in the Fin 'n Feather Farm in Kane County, Illinois, Dundee Township, in the E 1/2 of the NE 14 of Section 35, Township 42 North, Range 8 East and is described as follows:

Beginning at the northeast corner of the east facing building known as "E" Building in the Fin 'n Feather Farm: the southern perimeter starts 16 feet east of this corner and extends east 200 feet to the west right of way of Route 25; thence proceeding north 100 feet along the right of way of Route 25; thence proceeding west 200 feet; thence proceeding south 100 feet to the point of beginning.

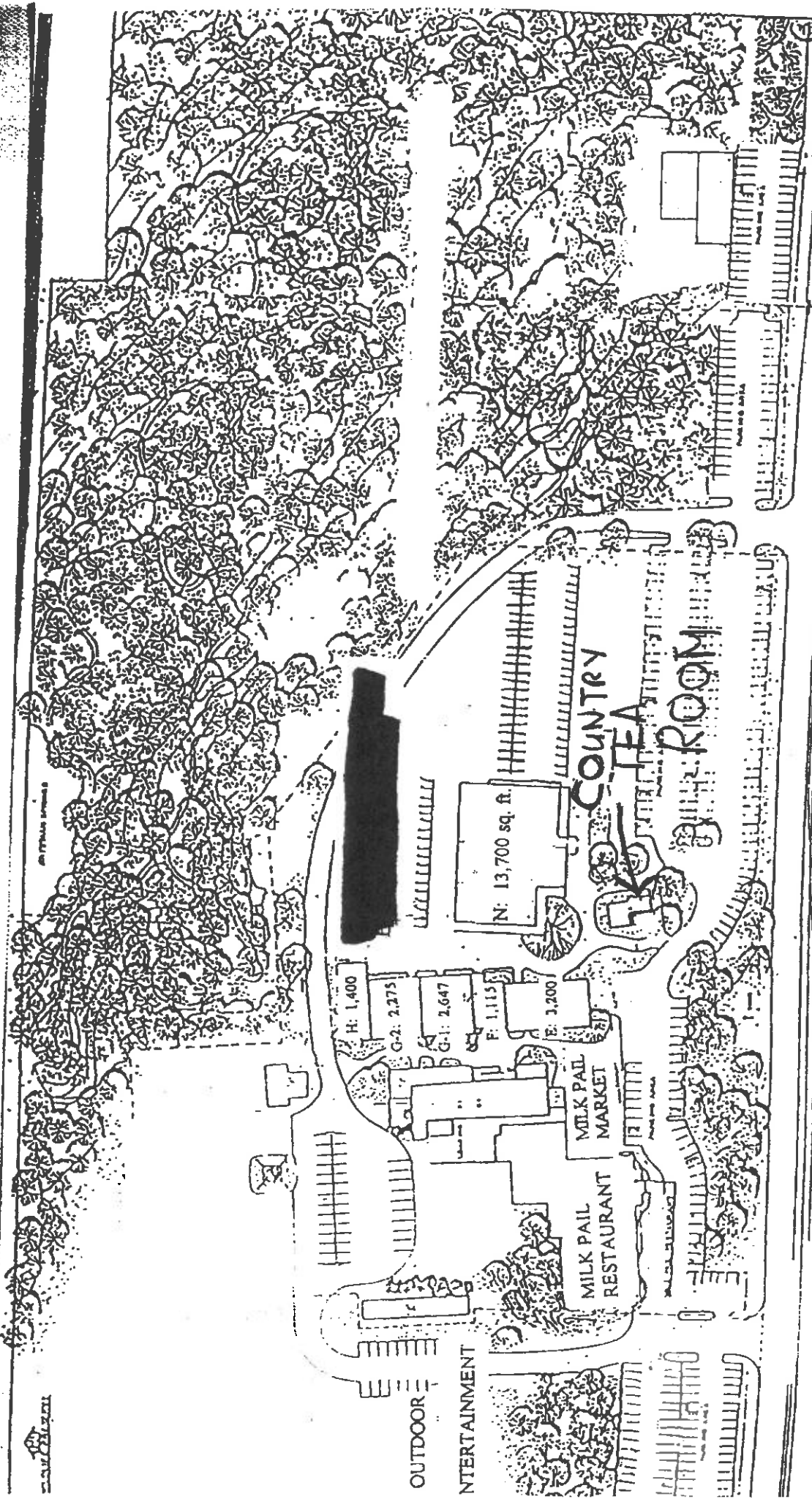
**Boundary Justification**

The property includes only the historic farmhouse that housed the Country Tea Room and surrounding land that maintain their historic integrity. The historic barns, creamery, and other outbuildings historically associated with Clearbrook Farm have been dramatically altered and do not maintain their historic integrity. Other areas of the historic farmstead have had modern buildings placed on them.



Country Tea Room  
Lower Floor Plan

Fin in Feather From Kanto Paint. T.I



STATE ROUTE NO. 23

EXHIBIT X

32

WISCONSIN DEPARTMENT OF REVENUE

THIS CASE HAS BEEN DEEMED SUBJECT MATTER UNDER THE ACT



# United States Department of the Interior

## NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, D.C. 20240

IN REPLY REFER TO:

The Director of the National Park Service is pleased to announce actions on the following properties for the National Register of Historic Places.

For further information contact Edson Beall via voice  
(202) 343-1572, fax (202) 343-1836, regular or E-mail: [Edson\\_Beall@nps.gov](mailto:Edson_Beall@nps.gov)

Visit our web site at <http://www.cr.nps.gov/nr>

JUN 18 1999

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 6/07/99 THROUGH 6/11/99

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ALABAMA, JACKSON COUNTY, Russell Cave National Monument, 8 mi. (12.8 km) W of Bridgeport via U.S. 72, CR 91 and 75, Bridgeport vicinity, 66000150, ADDITIONAL DOCUMENTATION APPROVED, 6/10/99

ARKANSAS, HEMPSTEAD COUNTY, Southwestern Proving Ground Airport Historic District, Hope Municipal Airport, Airport Rd., Hope, 99000230, LISTED, 6/10/99

ARKANSAS, PULASKI COUNTY, Bush--Dubisson House, 1500 S. Ringo St., Little Rock, 99000549, LISTED, 5/28/99 (Historically Black Properties in Little Rock's Dunbar School Neighborhood MPS)

ARKANSAS, PULASKI COUNTY, Green House, 1224 W. 21st St., Little Rock, 99000544, LISTED, 5/28/99 (Historically Black Properties in Little Rock's Dunbar School Neighborhood MPS)

ARKANSAS, PULASKI COUNTY, Henderson House, 1510 S. Ringo St., Little Rock, 99000548, LISTED, 5/28/99 (Historically Black Properties in Little Rock's Dunbar School Neighborhood MPS)

ARKANSAS, PULASKI COUNTY, Jones, Scipio A., House, 1872 S. Cross St., Little Rock, 99000545, LISTED, 5/28/99 (Historically Black Properties in Little Rock's Dunbar School Neighborhood MPS)

ARKANSAS, PULASKI COUNTY, Miller House, 1853 S. Ringo St., Little Rock, 99000547, LISTED, 5/28/99 (Historically Black Properties in Little Rock's Dunbar School Neighborhood MPS)

ARKANSAS, PULASKI COUNTY, Thornton House, 1420 W. 15th St., Little Rock, 99000543, LISTED, 5/28/99 (Historically Black Properties in Little Rock's Dunbar School Neighborhood MPS)

ARKANSAS, PULASKI COUNTY, Womack House, 1867 S. Ringo St., Little Rock, 99000546, LISTED, 5/28/99 (Historically Black Properties in Little Rock's Dunbar School Neighborhood MPS)

CALIFORNIA, LOS ANGELES COUNTY, Hollywood Cemetery, 6000 Santa Monica Blvd., Los Angeles, 99000550, LISTED, 5/14/99

CALIFORNIA, YUBA COUNTY, Marysville Historic Commercial District, Roughly bounded by First, Sixth, C, and E Sts., Marysville, 99000692, LISTED, 6/10/99

COLORADO, MONTEZUMA COUNTY, Archeological Site no. 5MT4700, Address Restricted, Yellow Jacket vicinity, 99000685, LISTED, 6/11/99 (Great Pueblo Period of the McElmo Drainage Unit MPS)

COLORADO, MONTEZUMA COUNTY, Bass Site, Address Restricted, Yellow Jacket vicinity, 99000654, LISTED, 6/11/99 (Great Pueblo Period of the McElmo Drainage Unit MPS)

COLORADO, MONTEZUMA COUNTY, Seven Towers Pueblo, Address Restricted, Yellow Jacket vicinity, 99000653, LISTED, 6/11/99 (Great Pueblo Period of the McElmo Drainage Unit MPS)

COLORADO, MONTEZUMA COUNTY, Woods Canyon Pueblo, Address Restricted, Yellow Jacket vicinity, 99000652, LISTED, 6/11/99 (Great Pueblo Period of the McElmo Drainage Unit MPS)

FLORIDA, LEE COUNTY, Alva Consolidated Schools, 21291 N. River Rd., Alva, 99000695, LISTED, 6/10/99 (Lee County MPS)

FLORIDA, PUTNAM COUNTY, Palatka Ravine Gardens Historic District, 1600 Twigg St., Palatka, 99000694, LISTED, 6/10/99

FLORIDA, SEMINOLE COUNTY, Seminole County Home, 300 Bush Blvd., Sanford, 99000696, LISTED, 6/10/99

GEORGIA, GREENE COUNTY, Brown--Bryson Farm, 1760 Siloam-Veazey Rd., Siloam vicinity, 99000693, LISTED, 6/10/99

ILLINOIS, KANE COUNTY, Country Tea Room, 14N630 IL 25, East Dundee vicinity, 99000164, LISTED, 2/25/99

MASSACHUSETTS, HAMPDEN COUNTY, Cabotville Common Historic District, School, Chestnut, Park and West Sts., Chicopee, 99000558, LISTED, 5/28/99

MONTANA, MISSOULA COUNTY, Lower Rattlesnake Historic District, Roughly bounded by Vene St., Greenough Park, Elm St., and Pierce St., Missoula, 99000697, LISTED, 6/10/99

NEVADA, CARSON CITY INDEPENDENT CITY, Adams House, 990 N. Minnesota St., Carson City, 99000700, LISTED, 6/10/99

NORTH CAROLINA, ALAMANCE COUNTY, North Main Street Historic District, Roughly bounded by Whitsett, New Hill, N. Melville, Market, Mill and Sideview Sts., Graham, 99000698, LISTED, 6/10/99

NORTH CAROLINA, MECKLENBURG COUNTY, Croft Historic District, Jct. of NC 115 and NC 2483, Charlotte vicinity, 99000699, LISTED, 6/10/99

NORTH CAROLINA, PERQUIMANS COUNTY, Belvidere Historic District, Roughly bounded by the Perquinmans R., NC 37, NC 1200, and NC 1213, Hertford vicinity, 99000600, LISTED, 6/04/99

OHIO, FRANKLIN COUNTY, Ohio Moline Plow Company Building, 343 Front St., Columbus, 99000701, LISTED, 6/10/99

OHIO, FRANKLIN COUNTY, Old North End Historic District (Boundary Increase), Roughly bounded by W. First and E. Second Ave., N. Pearl St., E. Fifth Ave., and Summit St. and Beacon Alley, Columbus, 99000702, LISTED, 6/10/99

OREGON, JOSEPHINE COUNTY, Rand Ranger Station, 14335 Galice Rd., Merlin vicinity, 99000703, LISTED, 6/10/99

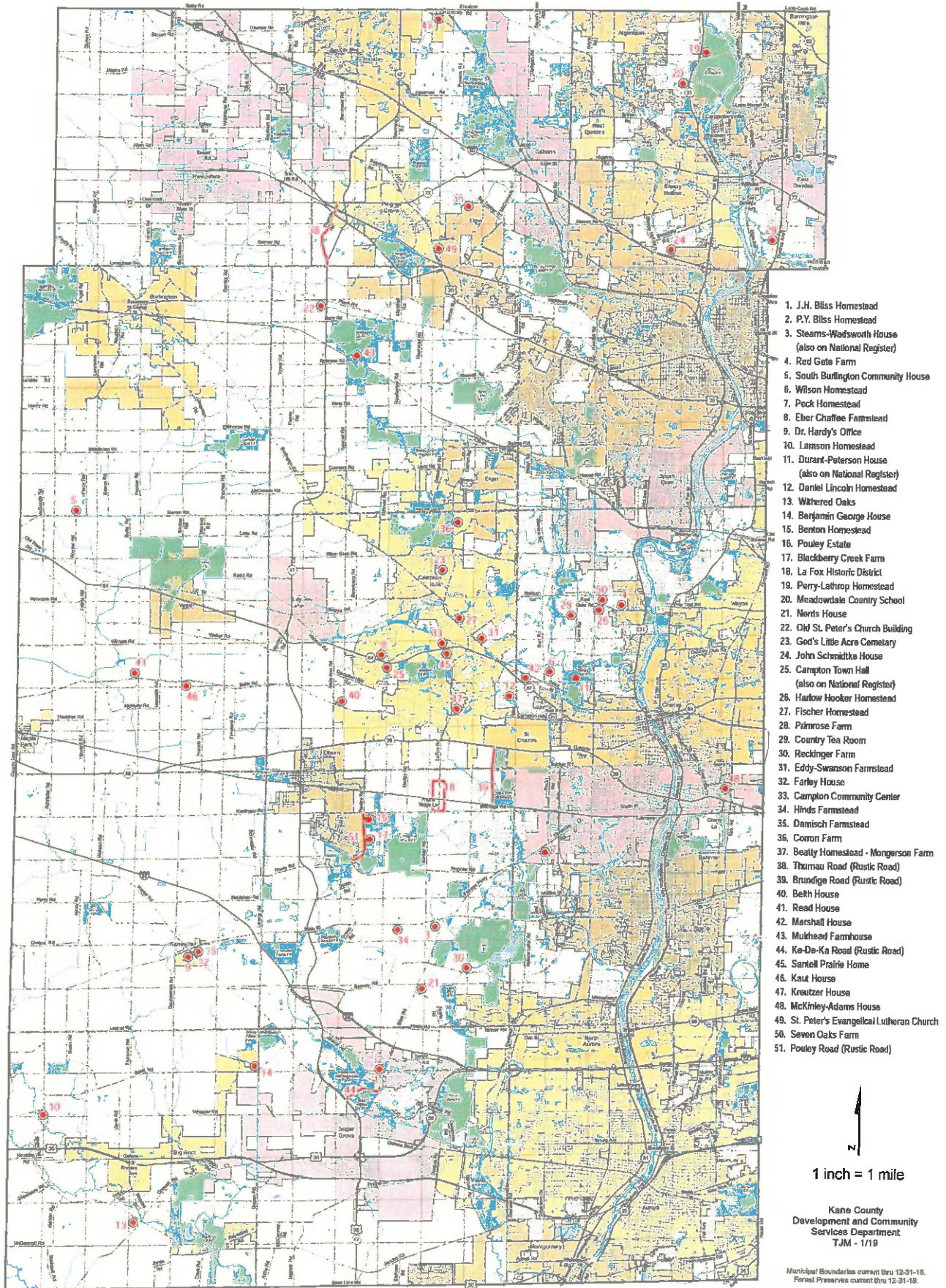
SOUTH DAKOTA, HUGHES COUNTY, St. Michael Chapel, 2815 East Sully, Pierre, 99000681, OWNER OBJECTION DETERMINED ELIGIBLE, 6/09/99

VIRGINIA, BOTETOURT COUNTY, Bowyer--Holladay House, US 220, Fincastle, 99000704, LISTED, 6/10/99

VIRGINIA, SUFFOLK INDEPENDENT CITY, Suffolk Historic District (Boundary Increase), Roughly along N. Main St., from Constance Rd., to Norfolk and Western RR Tracks, Suffolk, 99000705, LISTED, 6/10/99



# THE KANE COUNTY REGISTER OF HISTORIC PLACES (1988 - 2019)



1. J.H. Bliss Homestead
2. P.Y. Bliss Homestead
3. Stearns-Wadsworth House  
(also on National Register)
4. Red Gate Farm
5. South Burlington Community House
6. Wilson Homestead
7. Peck Homestead
8. Eber Chaffee Farmstead
9. Dr. Hardy's Office
10. Lamson Homestead
11. Durant-Peterson House  
(also on National Register)
12. Daniel Lincoln Homestead
13. Withered Oaks
14. Benjamin George House
15. Benton Homestead
16. Pouley Estate
17. Blackberry Creek Farm
18. La Fox Historic District
19. Perry-Lattrop Homestead
20. Meadowdale Country School
21. Nords House
22. Old St. Peter's Church Building
23. God's Little Acre Cemetery
24. John Schmidke House
25. Campion Town Hall  
(also on National Register)
26. Harlow Hooker Homestead
27. Fischer Homestead
28. Primrose Farm
29. Country Tea Room
30. Reckinger Farm
31. Eddy-Swanson Farmstead
32. Farley House
33. Campion Community Center
34. Hinds Farmstead
35. Damisch Farmstead
36. Corron Farm
37. Beatty Homestead - Mongerson Farm
38. Thumau Road (Rustic Road)
39. Brundige Road (Rustic Road)
40. Beth House
41. Read House
42. Marshall House
43. Multhead Farmhouse
44. Ke-De-Ka Road (Rustic Road)
45. Santell Prairie Home
46. Kaut House
47. Kreutzer House
48. McKinley-Adams House
49. St. Peter's Evangelical Lutheran Church
50. Seven Oaks Farm
51. Pouley Road (Rustic Road)

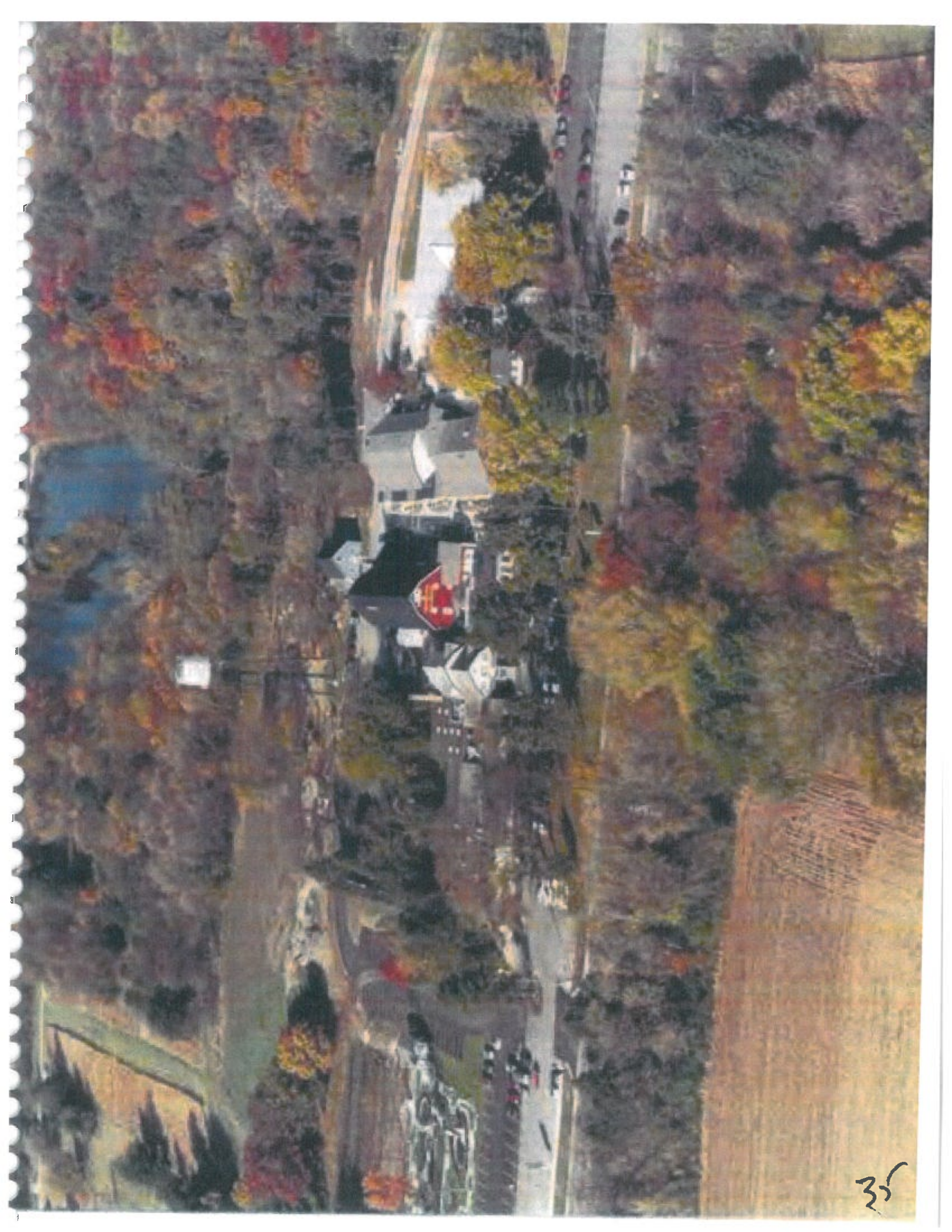


1 inch = 1 mile

Kane County  
Development and Community  
Services Department  
TJM - 1/19

Municipal Boundaries current thru 12-31-18.  
Forest Preserves current thru 12-31-18.

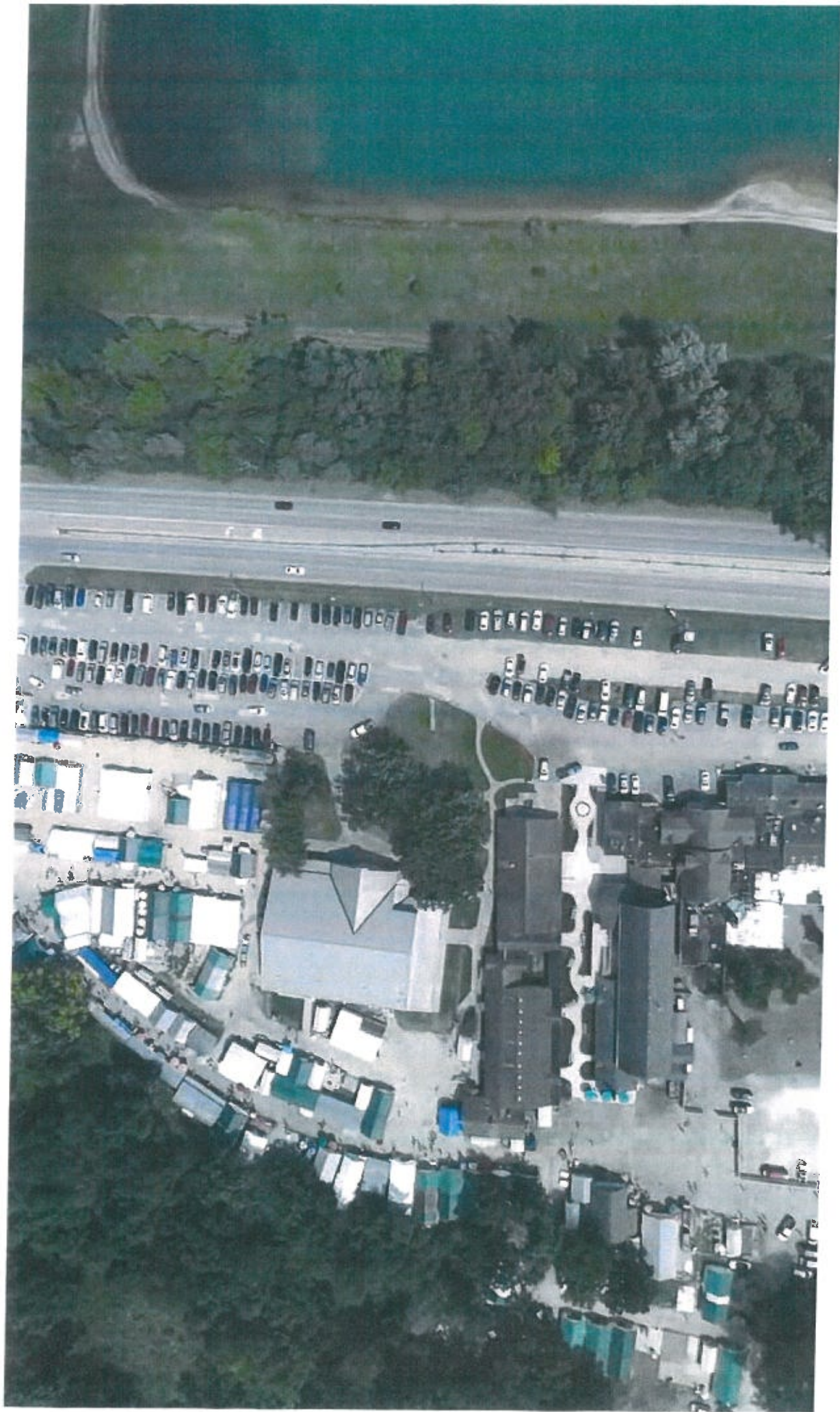




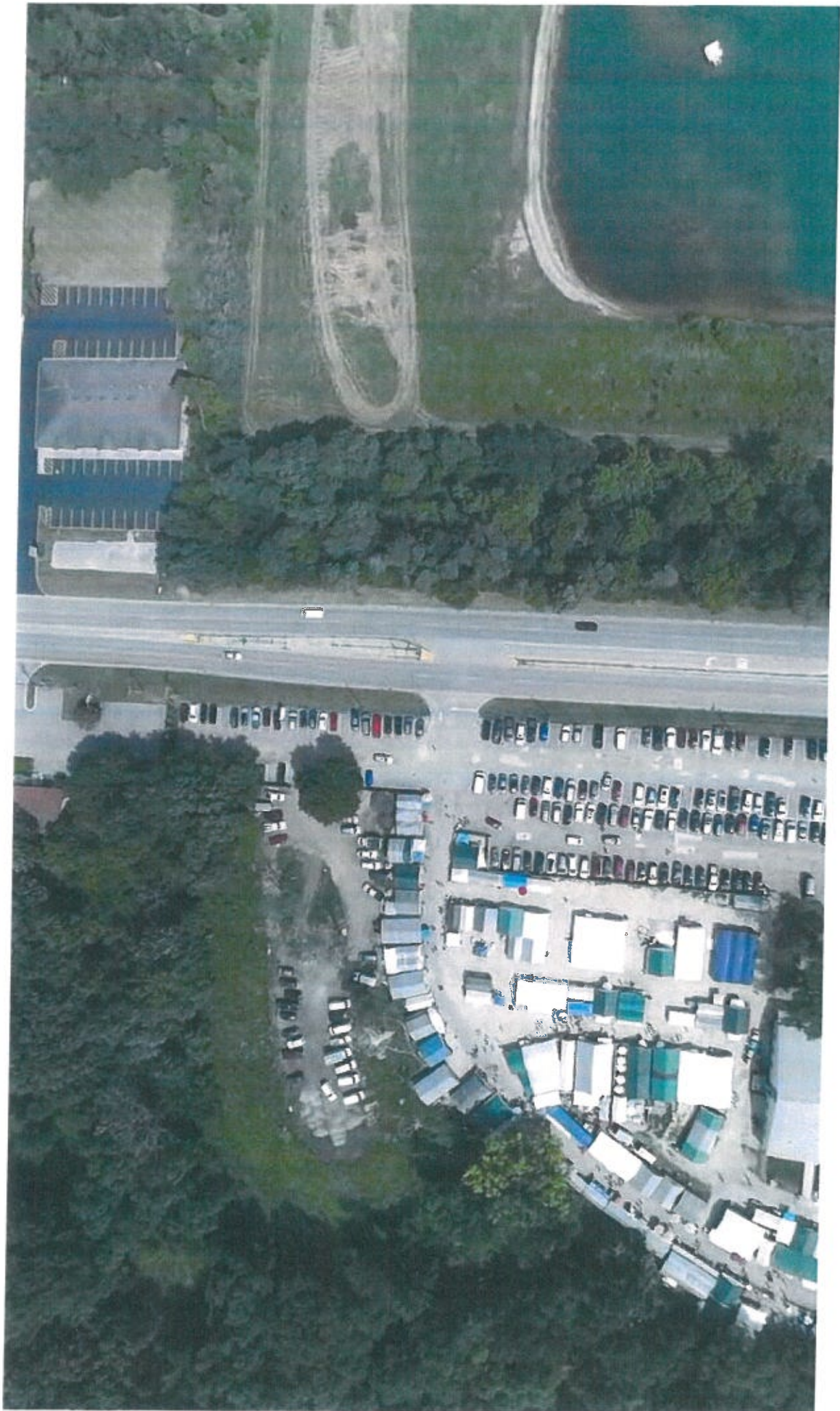














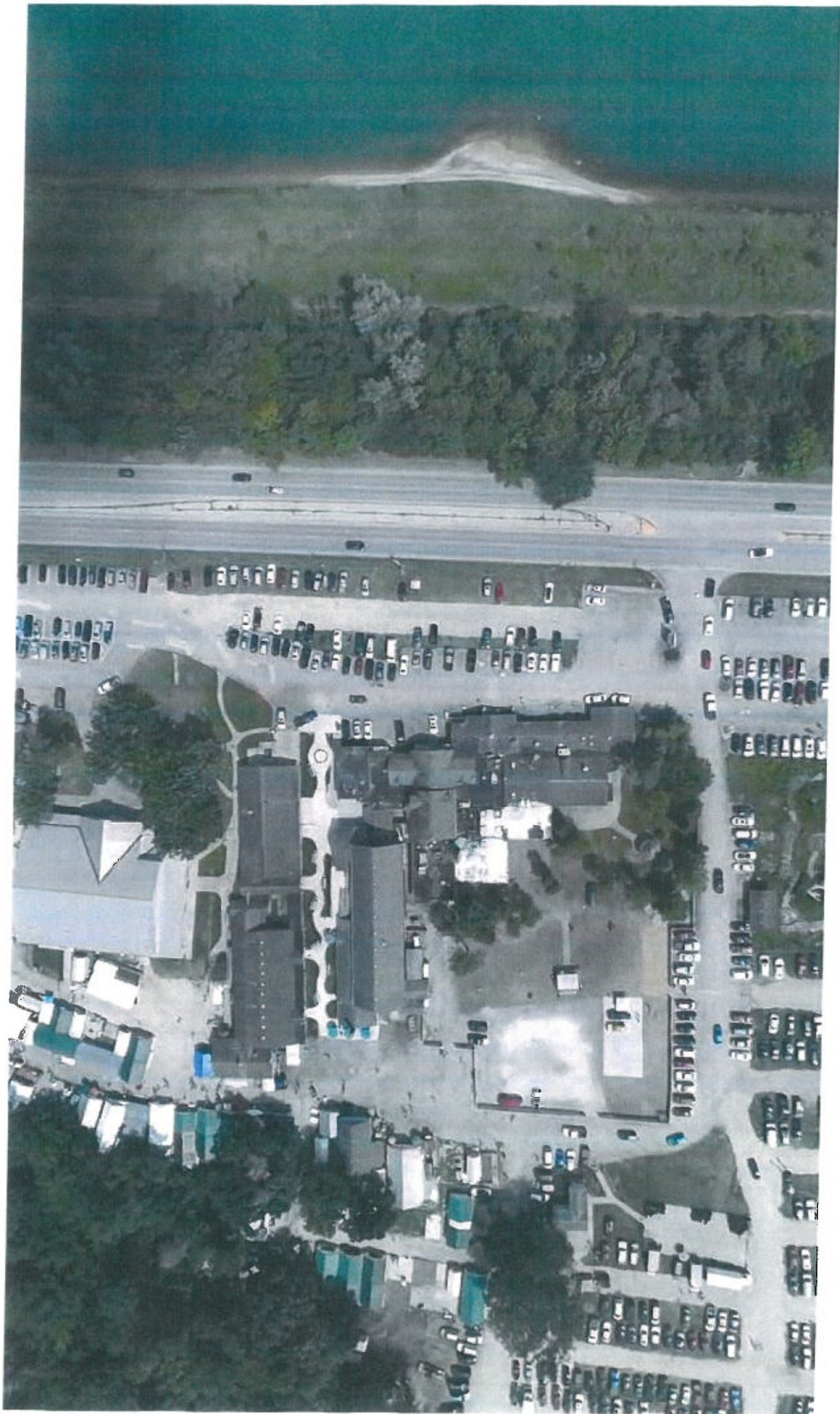










Image capture: Nov 2018 © 2019 Google

Illinois

Google

Street View - Nov 2018













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45





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## Corporation/LLC Search/Certificate of Good Standing

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### LLC File Detail Report

File Number 07064713  
Entity Name TIANGUIS LLC  
Status NGS on Monday, 1 July 2019

### Entity Information

Principal Office  
704 OAK STREET  
ROSELLE, IL 601720000

Entity Type  
LLC

Type of LLC  
Domestic

Organization/Admission Date  
Tuesday, 10 July 2018

Jurisdiction  
IL

Duration  
PERPETUAL

### Agent Information

**Name**  
JOSEPH A. GIRALAMO

**Address**  
340 W BUTTERFIELD RD STE 2D  
ELMHURST , IL 60126

**Change Date**  
Tuesday, 10 July 2018

## **Annual Report**

**For Year**  
2019

**Filing Date**  
00/00/0000

## **Managers**

**Name**  
**Address**  
ROMERO, EDWARD  
704 OAK STREET  
ROSELLE, IL 60172

## **Series Name**

NOT AUTHORIZED TO ESTABLISH SERIES

[Return to Search](#)

# Kane County Sheriff's Office



37W755 IL Rt 38 • St Charles, IL 60175  
Tel: (630) 232-6840 • Fax: (630) 513-6984  
www.KaneSheriff.com

Ron Hain, Sheriff

Pat Gengler, Undersheriff

August 07, 2019

Mr. Keith Hunt

Paul.ross@khunt@huntassoclaw.com

Dear Mr. Hunt,

Subject: FOIA

Thank you for writing to the Kane County Sheriff's Office with your request for information pursuant to the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq.

On August 07, 2019, you requested the following:

A copy of all calls to 14N630 Illinois Route 25 and 14N740 Illinois Route 25 from 2018 to present for your records.

A copy of the calls for 14N630 is attached. There was no information for 14N740 Illinois Route 25 pursuant to your request.

In response to your Freedom of Information Act Request, the Kane County Sheriff's Office believes this information is responsive you your request

You have the right to have the denial of your request reviewed by the Public Access Counselor (PAC) at the Office of the Attorney General. 5 ILCS 140/9.5(a).

Public Access Counselor

Office of the Attorney General

500 South 2<sup>nd</sup> Street

Springfield, IL 62706

Fax: 517-782-1396

E-mail: [publicaccess@atg.state.il.us](mailto:publicaccess@atg.state.il.us)

You also have the right to seek judicial review of your denial by filing a lawsuit in the State Circuit Court. 5 ILCS 140/11.



# Kane County Sheriff's Office



37W755 IL Rt 38 • St Charles, IL 60175  
Tel: (630) 232-6840 • Fax: (630) 513-6984  
[www.KaneSheriff.com](http://www.KaneSheriff.com)

Ron Hain, Sheriff

Pat Gengler, Undersheriff

If you choose to file a Request for Review with the PAC, you must do so within 60 calendar days of the date of this denial letter. 5 ILCS 140/9.5(a). Please note that you must include a copy of your original FOIA request and this denial letter when filing a Request for Review with the PAC.

Sincerely,

Pat Gengler, Undersheriff

Chief FOIA Officer

Kane County Sheriff's Office

## Milk Pail 2018 to August 2019.txt

Call Date/Time	Location	Incident Type
08/04/2019 17:35:17	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
07/28/2019 17:19:10	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
07/28/2019 15:47:56	14N630 ILLINOIS ROUTE 25, East Dundee	Subject
07/28/2019 15:14:57	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
07/28/2019 14:26:29	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
07/24/2019 17:34:15	14N630 ILLINOIS ROUTE 25, East Dundee	Damage to Property
07/21/2019 21:06:12	14N630 ILLINOIS ROUTE 25, East Dundee	Disturbance
07/21/2019 18:38:03	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
07/18/2019 09:53:49	14N630 ILLINOIS ROUTE 25, East Dundee	Roadway Obstruction
07/18/2019 00:27:53	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
07/14/2019 14:41:11	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
06/30/2019 13:21:00	14N630 ILLINOIS ROUTE 25, East Dundee	COP Activity
06/23/2019 15:29:24	14N630 ILLINOIS ROUTE 25, East Dundee	Disturbance
06/16/2019 21:36:03	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
06/12/2019 17:38:18	14N630 ILLINOIS ROUTE 25, East Dundee	Civil Dispute
06/10/2019 18:16:03	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
06/09/2019 16:15:02	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
06/08/2019 17:32:37	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
06/03/2019 23:27:01	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
06/02/2019 17:36:05	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
06/02/2019 00:41:17	14N630 ILLINOIS ROUTE 25, East Dundee	Disturbance
06/01/2019 20:56:20	14N630 ILLINOIS ROUTE 25, East Dundee	Check Welfare
06/01/2019 20:56:20	14N630 ILLINOIS ROUTE 25, East Dundee	Subject
06/01/2019 13:51:23	14N630 ILLINOIS ROUTE 25, East Dundee	Ordinance Violation
06/01/2019 00:27:15	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
05/31/2019 00:40:34	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
05/26/2019 16:32:15	14N630 ILLINOIS ROUTE 25, East Dundee	Animal Complaint
05/26/2019 15:06:35	14N630 ILLINOIS ROUTE 25, East Dundee	COP Activity
05/22/2019 17:13:21	14N630 ILLINOIS ROUTE 25, East Dundee	Subject
05/19/2019 21:00:31	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
05/19/2019 20:40:09	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
05/19/2019 19:17:06	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
05/19/2019 17:20:51	14N630 ILLINOIS ROUTE 25, East Dundee	Supplemental
05/19/2019 14:28:42	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
04/28/2019 17:32:31	14N630 ILLINOIS ROUTE 25, East Dundee	Damage to Property
04/19/2019 20:14:31	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
04/18/2019 11:17:30	14N630 ILLINOIS ROUTE 25, East Dundee	SI16
04/13/2019 00:18:18	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
04/07/2019 12:35:50	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
03/23/2019 02:26:53	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
03/20/2019 02:33:00	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
03/18/2019 18:19:34	14N630 ILLINOIS ROUTE 25, East Dundee	Check Conditions
02/19/2019 03:10:31	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
01/15/2019 00:43:44	14N630 ILLINOIS ROUTE 25, East Dundee	Vehicle Call
01/06/2019 11:45:13	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
12/21/2018 19:28:16	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
12/17/2018 15:55:15	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
12/11/2018 21:26:16	14N630 ILLINOIS ROUTE 25, East Dundee	COP Activity
12/01/2018 23:08:50	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
11/18/2018 18:31:07	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
11/17/2018 01:13:30	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
11/09/2018 00:19:42	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
11/01/2018 04:04:13	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
10/27/2018 23:34:36	14N630 ILLINOIS ROUTE 25, East Dundee	Accident Injury
10/08/2018 00:37:38	14N630 ILLINOIS ROUTE 25, East Dundee	Theft of Motor Vehicle
10/07/2018 23:56:16	14N630 ILLINOIS ROUTE 25, East Dundee	Roadway Obstruction
10/07/2018 20:32:15	14N630 ILLINOIS ROUTE 25, East Dundee	COP Activity
10/07/2018 18:10:10	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
10/07/2018 17:31:41	14N630 ILLINOIS ROUTE 25, East Dundee	Check Welfare
10/07/2018 17:03:44	14N630 ILLINOIS ROUTE 25, East Dundee	911 Investigation
10/07/2018 15:43:35	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
10/06/2018 01:31:25	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
10/06/2018 01:11:24	14N630 ILLINOIS ROUTE 25, East Dundee	Check Welfare
09/28/2018 02:01:47	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
09/26/2018 23:28:34	14N630 ILLINOIS ROUTE 25, East Dundee	Vehicle Call
09/21/2018 23:59:57	14N630 ILLINOIS ROUTE 25, East Dundee	Subject
09/21/2018 23:39:30	14N630 ILLINOIS ROUTE 25, East Dundee	Driving Complaint
09/15/2018 02:33:11	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
09/12/2018 01:52:17	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check

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Milk Pail 2018 to August 2019.txt

09/05/2018 01:35:55	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
09/02/2018 18:11:04	14N630 ILLINOIS ROUTE 25, East Dundee	Domestic
09/01/2018 21:27:31	14N630 ILLINOIS ROUTE 25, East Dundee	Suspicious Circumstances
08/31/2018 16:37:05	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
08/31/2018 01:16:52	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
08/30/2018 20:06:21	14N630 ILLINOIS ROUTE 25, East Dundee	COP Activity
08/30/2018 02:42:53	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
08/26/2018 10:29:53	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
08/25/2018 16:53:41	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
08/24/2018 01:50:44	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
08/22/2018 00:25:02	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
08/19/2018 10:33:46	14N630 ILLINOIS ROUTE 25, East Dundee	Abandoned Vehicle
08/12/2018 18:22:39	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Citizen
08/07/2018 16:12:13	14N630 ILLINOIS ROUTE 25, East Dundee	Motorist Assist
08/05/2018 18:29:12	14N630 ILLINOIS ROUTE 25, East Dundee	Check Welfare
08/05/2018 15:54:35	14N630 ILLINOIS ROUTE 25, East Dundee	Missing Persons
08/05/2018 01:24:56	14N630 ILLINOIS ROUTE 25, East Dundee	Subject
08/02/2018 23:56:30	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
07/31/2018 01:03:34	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
07/28/2018 00:09:11	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
07/26/2018 01:16:04	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
07/18/2018 02:53:04	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
07/12/2018 03:09:29	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
07/02/2018 14:57:04	14N630 ILLINOIS ROUTE 25, East Dundee	Civil Dispute
07/01/2018 13:55:22	14N630 ILLINOIS ROUTE 25, East Dundee	Driving Complaint
06/23/2018 15:32:27	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Citizen
06/22/2018 10:22:26	14N630 ILLINOIS ROUTE 25, East Dundee	Roadway Obstruction
06/19/2018 20:19:38	14N630 ILLINOIS ROUTE 25, East Dundee	COP Activity
06/16/2018 12:45:14	14N630 ILLINOIS ROUTE 25, East Dundee	Burglary
06/12/2018 18:25:23	14N630 ILLINOIS ROUTE 25, East Dundee	Subject
06/10/2018 10:58:50	14N630 ILLINOIS ROUTE 25, East Dundee	Motorist Assist
06/08/2018 21:13:07	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
06/08/2018 19:18:23	14N630 ILLINOIS ROUTE 25, East Dundee	Accident Injury
06/08/2018 17:45:34	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Citizen
06/08/2018 01:06:01	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
06/03/2018 13:41:58	14N630 ILLINOIS ROUTE 25, East Dundee	Accident Injury
06/03/2018 13:19:33	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
06/02/2018 21:03:32	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
05/27/2018 22:54:33	14N630 ILLINOIS ROUTE 25, East Dundee	Accident Injury
05/27/2018 22:03:34	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
05/27/2018 21:39:50	14N630 ILLINOIS ROUTE 25, East Dundee	Disturbance
05/27/2018 17:32:16	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
05/27/2018 14:46:11	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
05/20/2018 14:57:31	14N630 ILLINOIS ROUTE 25, East Dundee	Check Welfare
05/19/2018 11:46:52	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
05/18/2018 22:33:06	14N630 ILLINOIS ROUTE 25, East Dundee	Disturbance
05/18/2018 00:43:01	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
05/16/2018 13:07:51	14N630 ILLINOIS ROUTE 25, East Dundee	Deceptive Practice
05/10/2018 23:53:51	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
05/08/2018 01:33:11	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
05/06/2018 15:06:32	14N630 ILLINOIS ROUTE 25, East Dundee	Theft

Find artists, venues, stats, or events

Search



### El Yaki en el Nuevo Rodeo

Sunday, Jul 21, 2019 - Doors: 12:00pm

141630 IL-25  
141630 ILINCS 25  
DUNDEE, ILLINOIS 60119



This event has already passed. Tickets are no longer on sale online.

#### EVENT DETAILS

Por primera vez llega el Yaki al Nuevo Rodeo de Dundee Il  
Ademas a grupaciones, diversion y comida Mexicana.

Evento familiar

Mesas VIP disponibles



#### EVENT INFORMATION

Date: Sunday, July 21st  
Doors: 12:00 PM  
Show: 12:00PM  
Age: All Ages  
Is there seating?  
No, Standing Room Only  
\*Subject to change

#### GOT QUESTIONS ABOUT THIS EVENT?

Phone: 7085560095

Event Website

<https://www.tickeri.com/events/5d3cb251a67e72000415295f/el-gran-jaripeo-baile-en-el-nuevo-rodeo-de-east-dundee--il>

**BEFORE THE KANE COUNTY ZONING BOARD OF APPEALS**

**In re the Zoning Application of  
Tianguis, LLC**

**Applicant**

)  
)  
)  
)

**Petition No. 4514  
Parcel 03-25-226-004**

**AFFIDAVIT OF KYLA BRITTAIN**

I, Kyla Brittain being first duly sworn, on oath, state that if called to testify I could competently testify as follows:

1. I am employed at the Max McGraw Wildlife Foundation as the Director of membership and Special Events.. One of my functions is to give tours to individuals interested in membership or those wishing to hold an event our venue.
2. On Sunday afternoon, July 21, 2019 I was conducting a tour of a family considering our facilities for a wedding reception. While giving the tour we were inside the building with all windows and doors closed. We could easily hear the music coming from the Flea market at the Milk Pail even though we were indoors and were on a portion of the Max McGraw Foundation approximately 2000 feet away.
3. The music was so loud that the doors and windows were actually shaking (vibrating) from the sound. One of the guests on my tour expressed concern about the noise and asked "is it always like this?" The group voiced concern about having a wedding at our facility because of the noise. The volume of the music was clearly disrupting our conversation and therefore interfering with the Foundation's business opportunity to host a wedding.

4. The music was so loud that I was able to make a recording of the music on my iPhone while standing on the patio where dining guests are usually seated. A true and correct copy of this recording is available at <https://youtu.be/CuHjVqOzDWM>

5. We could not seat any members to dine on the outdoor patio due to the noise on that date.

6. When I left to go home at the end of the day, several hours later, I could still hear the music.

I declare under penalty of perjury that the foregoing statements are true and correct to the best of my knowledge and belief.

Kyla Brittain

Kyla Brittain

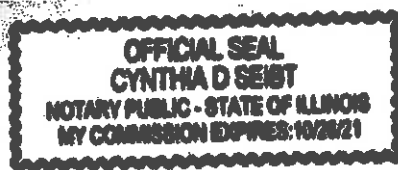
Subscribed and Sworn

Before me on this 8<sup>th</sup>

day of August, 2019.

Cynthia D. Seibt

Notary Public



55



**BEFORE THE KANE COUNTY ZONING BOARD OF APPEALS**

**In re the Zoning Application of  
Tianguis, LLC**

**Applicant**

)  
)  
)  
)

**Petition No. 4514  
Parcel 03-25-226-004**

**AFFIDAVIT OF TRACI BRANDENBURG**

I, Traci Brandenburg, being first duly sworn, on oath, state that if called to testify I could competently testify as follows:

1. I reside on the Max McGraw Wildlife Foundation. I serve as the Director of McGraw's Pepper Family Center for Conservation Education.
2. One of the main missions of the Max McGraw Wildlife Foundation is conservation education. Each year, we offer programming to more than 3,000 participants – area schools, scout troops, community groups such as the Elgin Boys and Girls Club as well as area special needs groups. We offer classes dealing with our natural heritage including fishing, archery, hunter safety and wildlife management as well as summer camps, sensory hikes, bird walks, butterfly rearing and releasing, habitat restoration, water ecology and Illinois animals.
3. As the Director of McGraw's Pepper Family Center for Conservation Education and a resident of the McGraw property, I have noticed a significant change in my ability to do my job as a result of the loud music/noise coming from the Milk Pail property. A large portion of our conservation education programming is scheduled on the weekends. The noise from the music is a huge disruption and has the potential to make participants, including Foundation financial supporters, reluctant to return to the

Foundation. Three specific areas that we use to instruct are not being utilized due to the music and its effect on our ability to teach.

4. At McGraw, we wish to spark an interest in the outdoors by providing a place to learn. The Foundation's 1250 acres of land and water has managed to withstand the increase of urban sprawl all these years. It would be a shame if our community that so desperately needs natural areas no longer encourages preservation of this resource.

5. I am not opposed to the Milk Pail property making a reasonable use of its property – a use that is consistent with, and considerate of, its surroundings.

Unfortunately, this has not been the case and therefore I oppose any change in zoning which would serve only to exacerbate the present problems and further interfere with McGraw's educational mission by the requested expansion of activities and uses on the Milk Pail site.

I declare under penalty of perjury that the foregoing statements are true and correct to the best of my knowledge and belief.

Traci Brandenburg

Traci Brandenburg

Subscribed and Sworn

Before me on this 8<sup>th</sup>

day of August, 2019.

Cynthia D Seibt

Notary Public



BEFORE THE KANE COUNTY ZONING BOARD OF APPEALS

In re the Zoning Application of )  
Tianguis, LLC ) Petition No. 4514  
Applicant ) Parcel 03-25-226-004  
)

**AFFIDAVIT OF CLARK GANSHIRT**

I, Clark Ganshirt, being first duly sworn, on oath, state that if called to testify I could competently testify as follows:

1. I reside on the Max McGraw Wildlife Foundation where I have lived for 49 years.
2. I serve as Vice President of the McGraw Wildlife Foundation
3. On Sunday July 21, 2019, I could easily hear the music being played at the Milk Pail while at my house – which is located North of the Milk Pail and the wind that day was blowing from the East. My house is over six-tenths (6/10ths) of a mile from the flea market and yet I could clearly hear the amplified music coming from the flea market that day.
4. I received complaints from other staff members about how loud the music was at the Foundation’s main building which is located about 1500 feet from the flea market.
5. On one occasion in the last two months, I saw Bruce Oehlerking whom I have known for many years. I asked him why the music was so loud and he told me that residents across Rt. 25 had complained about the loud music so the solution he chose was to simply turn the speakers so that they faced west – toward our property and away from the residents across Rt. 25.

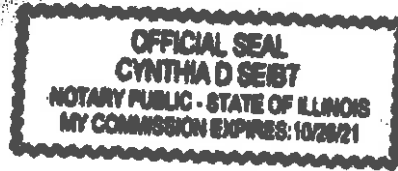
6. Over the years we have also noticed a significant problem with garbage and debris from the flea market activities on the Milk Pail property. Plastic bags, bottles and other debris routinely end up against our fence and are left to their indefinitely.
7. I am not opposed to the Milk Pail property making a reasonable use of its property – a use that is consistent with, and considerate of, its surroundings. Unfortunately, this has not been the case and therefore I oppose any change in zoning which would serve only to exacerbate the present problems and further interfere with the peaceful and tranquil surrounding we have preserved and nurtured for many years. The music needs to be kept at a moderate level so that the sound does not leave the Milk Pail property boundaries. Allowing the Milk Pail or flea market to change zoning so they can expand operations will only serve to make a bad situation worse.
8. In addition to my home and two others on the west side of Route 25, the Foundation also operates a dormitory on the east side of Route 25 approximately 500 feet from the Milk Pail property. In fact, the Foundation owns more than 400 acres on the East side of Rt. 25 directly across from the Milk Pail.
9. Over the past couple of years, I have noticed that they have been filling in the ravine at the North end of the Milk Pail property.

I declare under penalty of perjury that the foregoing statements are true and correct to the best of my knowledge and belief.



Clark Ganshirt

Subscribed and Sworn  
Before me on this 8<sup>th</sup>  
day of August, 2019.



Cynthia D. Seibt

Notary Public





**DISTANCE TO TRACY'S HOUSE -- 1049 FT.**

6/7



**DISTANCE TO DORMITORY – 1062 ft.**





**DISTANCE TO NEIGHBORHOOD— 931 ft.**





Distance to Pond Cottage -1883 ft.



**DISTANCE TO CLARK'S HOUSE – 3994 ft.**





Image capture: Nov 2018 © 2019 Google

Street View

66











### Case Information

Case Number **ICE20170000140**

New Case (current project)

New Case (no project)

Status **Closed**

Case Type **Property Maintenance**

Date & Time Entered **04/25/2017 9:13 AM**

Priority **Moderate**

Entered By **Adam Brill**

Inspector **Adam Brill**

Department **Health - Property Maintenance**

Township **Dundee**

Date & Time Closed **04/25/2017 9:23 AM**

Origin **Email**

Property Valuation **\$0.00**

[Inspector List](#)

Detailed Description **Trash blowing around from flea market into neighboring properties**

Location Comments

[Show More Fields](#)

[Hide or Clear Fields](#)

### Complaint General

Sub-Type **Trash, Garbage, Solid Waste**

Case Manager **Erin M Rauscher**

Date of first inspection **04/25/2017**

Legacy: # days to inspection

Legacy: Health Case #

CV Number

Latitude

Longitude

Case Disposition **Valid**

Referred To

Case Closed by **Adam Brill**

Close Reason **Abated**

Responsible Department **Health - Property Maintenance**

### Location

[Add Related Parcels, Addresses and Owners](#)

[Add Location](#)

To link a location to this case enter location information below. CityView will suggest possible matches as you type:

14N630 -B- ROUTE 25

Description	Type	Property Alert	Primary?	Status
03-35-226-004	Property	Moderate		Active
14N630 -A- ROUTE 25	Address		<input checked="" type="checkbox"/>	Active
14N630 -B- ROUTE 25	Address		<input type="checkbox"/>	Active

[Show More Fields](#)

[Hide or Clear Fields](#)

### Contacts

[Add new person or business](#) to Address Book.

[Go to Alerts](#)

[Add a Contact](#)

To link a contact to this case enter contact information below. CityView will suggest possible matches as you type:

FIN N FEATHER FARM LLC, Address:PO BOX 960

Go	Type	Description	Contact Alert	Primary?	Display?
	Owner of Record	FIN N FEATHER FARM LLC, Address:PO BOX 960		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



Latitude

Longitude

Case Disposition Valid

Referred To

Case Closed by Adam Brill

Close Reason Abated

Responsible Department Health - Property Maintenance

### Location

Add Related Parcels, Addresses and Owners

Add Location

To link a location to this case, enter location information below. Cityview will suggest possible matches as you type:

14N630 -B- ROUTE 25

Description	Type	Propert. Alert	Primary?	Status
03-35-226-004	Property	Moderate		Active
14N630 -A- ROUTE 25	Address		✓	Active
14N630 -B- ROUTE 25	Address			Active

Show More Fields

Hide or Clear Fields

### Contacts

Add new person or business to Address Book

Go to Alerts

Add a Contact

To link a contact to this case, enter contact information below. Cityview will suggest possible matches as you type:

FIN N FEATHER FARM LLC, Address:PO BOX 960

Go	Type	Description	Contact Alert	Primary?	Display?
Owner of Record		FIN N FEATHER FARM LLC, Address:PO BOX 960		✓	✓

Portal User?

Show More Fields

Hide or Clear Fields

### Status Tracking

Status Type	Date Entered	Entered By	Notes
New	04/25/2017	Adam Brill	
Open	04/25/2017	Adam Brill	
Closed	04/25/2017	Adam Brill	

## Case Information

		New Case (current project)	New Case (no project)
Case Number	CE20190000308	Status	Open
Case Type	Property Maintenance	Date & Time Entered	06/18/2019 4:15 PM
Priority	Moderate	Entered By	Erin M Rauscher
Inspector	Adam Brill	Department	Health - Property Maintenance
Township	Dundee	Date & Time Closed	
Origin	Field Observation	Property Valuation	\$0.00 <a href="#">Inspector Info</a>
Detailed Description	large amounts of trash, rubbish, garbage, and food waste accumulations throughout the property on the west side in the woods		
Location Comments	14N630 IL Route 25, East Dundee		

[Show More Fields](#) [Hide or Clear Fields](#)

## Complaint General

Sub-Type	Depositing of Junk	Case Manager	Joe Durczak
Date of first inspection	05/18/2019	Legacy: # days to inspection	
Legacy: Health Case #		OV Number	
Latitude		Longitude	
Case Disposition		Referred To	
Case Closed by		Close Reason	
Responsible Department	Health - Property Maintenance		

## Location

[Add Related Parcels, Addresses and Owners](#) [Add Location](#)

To link a location to this case, enter location information below. CityView will suggest possible matches as you type:

03-35-226-004					
03-35-226-004	Description	Type	Property Alert	Primary?	Status
14N630 ROUTE 25, DUNDEE, IL 60118		Property Address	Moderate	<input checked="" type="checkbox"/>	Active

[Show More Fields](#) [Hide or Clear Fields](#)

## Contacts

Add new [person](#) or [business](#) to Address Book [Go to Alerts](#) [Add a Contact](#)

To link a contact to this case, enter contact information below. CityView will suggest possible matches as you type:

TIANGUIS LLC, Address:340 W BUTTERFIELD RD STE 20					
Go	Type	Description	Contact Alert	Primary?	Display?
Owner of Record		TIANGUIS LLC, Address:340 W BUTTERFIELD RD STE 20		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Latitude

Longitude

Case Disposition

Referred To

Case Closed by

Close Reason

Responsible Department Health - Property Maintenance

### Location

[Add Related Parcels](#) [Addresses and Owners](#)

[Add Location](#)

To link a location to this case, enter location information below. CityView will suggest possible matches as you type:

03-35-226-004

Case ID	Description	Type	Property Alert	Primary?	Status
03-35-226-004	14N630 ROUTE 25, DUNDEE, IL 60118	Property Address	Moderate	<input checked="" type="checkbox"/>	Active

[Show More Fields](#)

[Hide or Clear Fields](#)

### Contacts

Add new [person](#) or [business](#) to Address Book

[Go to Alerts](#)

[Add a Contact](#)

To link a contact to this case, enter contact information below. CityView will suggest possible matches as you type:

TIANGUIS LLC, Address:340 W BUTTERFIELD RD STE 2D

Case ID	Type	Description	Contact Alert	Primary?	Display?
03-35-226-004	Owner of Record	TIANGUIS LLC, Address:340 W BUTTERFIELD RD STE 2D	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Portal User?

[Show More Fields](#)

[Hide or Clear Fields](#)

### Status Tracking

Status Type	Date Entered	Entered By	Notes
New	06/18/2019	Erin M Rauscher	
Open	06/18/2019	Erin M Rauscher	



# Kane County Sheriff's Office



37W755 IL Rt 38 • St Charles, IL 60175  
Tel: (630) 232-6840 • Fax: (630) 513-6984  
[www.KaneSheriff.com](http://www.KaneSheriff.com)

Ron Hain, Sheriff

Pat Gengler, Undersheriff

August 07, 2019

Mr. Keith Hunt  
[Paul.ross@khunt@huntassoclaw.com](mailto:Paul.ross@khunt@huntassoclaw.com)

Dear Mr. Hunt,  
Subject: FOIA

Thank you for writing to the Kane County Sheriff's Office with your request for information pursuant to the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq.

On August 07, 2019, you requested the following:

A copy of all calls to 14N630 Illinois Route 25 and 14N740 Illinois Route 25 from 2018 to present for your records.

A copy of the calls for 14N630 is attached. There was no information for 14N740 Illinois Route 25 pursuant to your request.

In response to your Freedom of Information Act Request, the Kane County Sheriff's Office believes this information is responsive you your request

You have the right to have the denial of your request reviewed by the Public Access Counselor (PAC) at the Office of the Attorney General. 5 ILCS 140/9.5(a).

Public Access Counselor  
Office of the Attorney General  
500 South 2<sup>nd</sup> Street  
Springfield, IL 62706  
Fax: 517-782-1396  
E-mail: [publicaccess@atg.state.il.us](mailto:publicaccess@atg.state.il.us)

You also have the right to seek judicial review of your denial by filing a lawsuit in the State Circuit Court. 5 ILCS 140/11.

# Kane County Sheriff's Office



37W755 IL Rt 38 • St Charles, IL 60175  
Tel: (630) 232-6840 • Fax: (630) 513-6984  
[www.KaneSheriff.com](http://www.KaneSheriff.com)

Ron Hain, Sheriff

Pat Gengler, Undersheriff

If you choose to file a Request for Review with the PAC, you must do so within 60 calendar days of the date of this denial letter. 5 ILCS 140/9.5(a). Please note that you must include a copy of your original FOIA request and this denial letter when filing a Request for Review with the PAC.

Sincerely,

Pat Gengler, Undersheriff

Chief FOIA Officer

Kane County Sheriff's Office

Milk Pail 2018 to August 2019.txt

Call Date/Time	Location	Incident Type
08/04/2019 17:35:17	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
07/28/2019 17:19:10	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
07/28/2019 15:47:56	14N630 ILLINOIS ROUTE 25, East Dundee	Subject
07/28/2019 15:14:57	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
07/28/2019 14:26:29	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
07/24/2019 17:34:15	14N630 ILLINOIS ROUTE 25, East Dundee	Damage to Property
07/21/2019 21:06:12	14N630 ILLINOIS ROUTE 25, East Dundee	Disturbance
07/21/2019 18:38:03	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
07/18/2019 09:53:49	14N630 ILLINOIS ROUTE 25, East Dundee	Roadway Obstruction
07/18/2019 00:27:53	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
07/14/2019 14:41:11	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
06/30/2019 13:21:00	14N630 ILLINOIS ROUTE 25, East Dundee	COP Activity
06/23/2019 15:29:24	14N630 ILLINOIS ROUTE 25, East Dundee	Disturbance
06/16/2019 21:36:03	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
06/12/2019 17:38:18	14N630 ILLINOIS ROUTE 25, East Dundee	Civil Dispute
06/10/2019 18:16:03	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
06/09/2019 16:15:02	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
06/08/2019 17:32:37	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
06/03/2019 23:27:01	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
06/02/2019 17:36:05	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
06/02/2019 00:41:17	14N630 ILLINOIS ROUTE 25, East Dundee	Disturbance
06/01/2019 20:56:20	14N630 ILLINOIS ROUTE 25, East Dundee	Check Welfare
06/01/2019 20:56:20	14N630 ILLINOIS ROUTE 25, East Dundee	Subject
06/01/2019 13:51:23	14N630 ILLINOIS ROUTE 25, East Dundee	Ordinance Violation
06/01/2019 00:27:15	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
05/31/2019 00:40:34	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
05/26/2019 16:32:15	14N630 ILLINOIS ROUTE 25, East Dundee	Animal Complaint
05/26/2019 15:06:35	14N630 ILLINOIS ROUTE 25, East Dundee	COP Activity
05/22/2019 17:13:21	14N630 ILLINOIS ROUTE 25, East Dundee	Subject
05/19/2019 21:00:31	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
05/19/2019 20:40:09	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
05/19/2019 19:17:06	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
05/19/2019 17:20:51	14N630 ILLINOIS ROUTE 25, East Dundee	Supplemental
05/19/2019 14:28:42	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
04/28/2019 17:32:31	14N630 ILLINOIS ROUTE 25, East Dundee	Damage to Property
04/19/2019 20:14:31	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
04/18/2019 11:17:30	14N630 ILLINOIS ROUTE 25, East Dundee	SI16
04/13/2019 00:18:18	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
04/07/2019 12:35:50	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
03/23/2019 02:26:53	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
03/20/2019 02:33:00	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
03/18/2019 18:19:34	14N630 ILLINOIS ROUTE 25, East Dundee	Check Conditions
02/19/2019 03:10:31	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
01/15/2019 00:43:44	14N630 ILLINOIS ROUTE 25, East Dundee	Vehicle Call
01/06/2019 11:45:13	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
12/21/2018 19:28:16	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
12/17/2018 15:55:15	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
12/11/2018 21:26:16	14N630 ILLINOIS ROUTE 25, East Dundee	COP Activity
12/01/2018 23:08:50	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
11/18/2018 18:31:07	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
11/17/2018 01:13:30	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
11/09/2018 00:19:42	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
11/01/2018 04:04:13	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
10/27/2018 23:34:36	14N630 ILLINOIS ROUTE 25, East Dundee	Accident Injury
10/08/2018 00:37:38	14N630 ILLINOIS ROUTE 25, East Dundee	Theft of Motor Vehicle
10/07/2018 23:56:16	14N630 ILLINOIS ROUTE 25, East Dundee	Roadway Obstruction
10/07/2018 20:32:15	14N630 ILLINOIS ROUTE 25, East Dundee	COP Activity
10/07/2018 18:10:10	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
10/07/2018 17:31:41	14N630 ILLINOIS ROUTE 25, East Dundee	Check Welfare
10/07/2018 17:03:44	14N630 ILLINOIS ROUTE 25, East Dundee	911 Investigation
10/07/2018 15:43:35	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
10/06/2018 01:31:25	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
10/06/2018 01:11:24	14N630 ILLINOIS ROUTE 25, East Dundee	Check Welfare
09/28/2018 02:01:47	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
09/26/2018 23:28:34	14N630 ILLINOIS ROUTE 25, East Dundee	Vehicle Call
09/21/2018 23:59:57	14N630 ILLINOIS ROUTE 25, East Dundee	Subject
09/21/2018 23:39:30	14N630 ILLINOIS ROUTE 25, East Dundee	Driving Complaint
09/15/2018 02:33:11	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
09/12/2018 01:52:17	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check

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Milk Pail 2018 to August 2019.txt

09/05/2018 01:35:55	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
09/02/2018 18:11:04	14N630 ILLINOIS ROUTE 25, East Dundee	Domestic
09/01/2018 21:27:31	14N630 ILLINOIS ROUTE 25, East Dundee	Suspicious Circumstances
08/31/2018 16:37:05	14N630 ILLINOIS ROUTE 25, East Dundee	Traffic Stop
08/31/2018 01:16:52	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
08/30/2018 20:06:21	14N630 ILLINOIS ROUTE 25, East Dundee	COP Activity
08/30/2018 02:42:53	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
08/26/2018 10:29:53	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
08/25/2018 16:53:41	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
08/24/2018 01:50:44	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
08/22/2018 00:25:02	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
08/19/2018 10:33:46	14N630 ILLINOIS ROUTE 25, East Dundee	Abandoned Vehicle
08/12/2018 18:22:39	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Citizen
08/07/2018 16:12:13	14N630 ILLINOIS ROUTE 25, East Dundee	Motorist Assist
08/05/2018 18:29:12	14N630 ILLINOIS ROUTE 25, East Dundee	Check Welfare
08/05/2018 15:54:35	14N630 ILLINOIS ROUTE 25, East Dundee	Missing Persons
08/05/2018 01:24:56	14N630 ILLINOIS ROUTE 25, East Dundee	Subject
08/02/2018 23:56:30	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
07/31/2018 01:03:34	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
07/28/2018 00:09:11	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
07/26/2018 01:16:04	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
07/18/2018 02:53:04	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
07/12/2018 03:09:29	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
07/02/2018 14:57:04	14N630 ILLINOIS ROUTE 25, East Dundee	Civil Dispute
07/01/2018 13:55:22	14N630 ILLINOIS ROUTE 25, East Dundee	Driving Complaint
06/23/2018 15:32:27	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Citizen
06/22/2018 10:22:26	14N630 ILLINOIS ROUTE 25, East Dundee	Roadway Obstruction
06/19/2018 20:19:38	14N630 ILLINOIS ROUTE 25, East Dundee	COP Activity
06/16/2018 12:45:14	14N630 ILLINOIS ROUTE 25, East Dundee	Burglary
06/12/2018 18:25:23	14N630 ILLINOIS ROUTE 25, East Dundee	Subject
06/10/2018 10:58:50	14N630 ILLINOIS ROUTE 25, East Dundee	Motorist Assist
06/08/2018 21:13:07	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
06/08/2018 19:18:23	14N630 ILLINOIS ROUTE 25, East Dundee	Accident Injury
06/08/2018 17:45:34	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Citizen
06/08/2018 01:06:01	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
06/03/2018 13:41:58	14N630 ILLINOIS ROUTE 25, East Dundee	Accident Injury
06/03/2018 13:19:33	14N630 ILLINOIS ROUTE 25, East Dundee	Noise Complaint
06/02/2018 21:03:32	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
05/27/2018 22:54:33	14N630 ILLINOIS ROUTE 25, East Dundee	Accident Injury
05/27/2018 22:03:34	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
05/27/2018 21:39:50	14N630 ILLINOIS ROUTE 25, East Dundee	Disturbance
05/27/2018 17:32:16	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
05/27/2018 14:46:11	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
05/20/2018 14:57:31	14N630 ILLINOIS ROUTE 25, East Dundee	Check Welfare
05/19/2018 11:46:52	14N630 ILLINOIS ROUTE 25, East Dundee	Accident PDO
05/18/2018 22:33:06	14N630 ILLINOIS ROUTE 25, East Dundee	Disturbance
05/18/2018 00:43:01	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
05/16/2018 13:07:51	14N630 ILLINOIS ROUTE 25, East Dundee	Deceptive Practice
05/10/2018 23:53:51	14N630 ILLINOIS ROUTE 25, East Dundee	Premises Check
05/08/2018 01:33:11	14N630 ILLINOIS ROUTE 25, East Dundee	Assist Another Department
05/06/2018 15:06:32	14N630 ILLINOIS ROUTE 25, East Dundee	Theft











Dundee Township Board of Trustees – Regular Meeting  
June 19, 2019

Prior to the start of the meeting, due to Supervisor Glees being on medical leave, the Board of Trustees present at the meeting selected Trustee Harney to chair the meeting.

Trustee Harney called the Regular Meeting of the Board of Trustees to order at 7:00 PM at the Dundee Township Meeting Room, 611 East Main Street, Suite #201, East Dundee, IL.

**Present at roll call:** Trustees Ahrens, Harney, Johnson and Schaffer were present at the roll call. Supervisor Glees was absent.

Trustee Johnson led the attendees in the Pledge of Allegiance.

**Agenda:**

Trustee Schaffer made the motion to approve the agenda. Trustee Ahrens seconded the motion. Trustee Harney called the motion and during a voice vote - all present voted "aye" - motion carried.

**Minutes/Treasurer's Report:**

Trustee Johnson moved to dispense with the reading and approve the minutes of the May 15, 2019 Township and Road District Budget and Appropriation Hearing. Trustee Schaffer seconded the motion. Trustee Harney called the motion to approve the minutes and upon voice vote – all present voted "aye" – motion carried.

Trustee Schaffer moved to dispense with the reading and approve the minutes of the May 15, 2019 Board of Trustees regular meeting. Trustee Johnson seconded the motion. Trustee Harney called the motion to approve the minutes and upon voice vote – all present voted "aye" – motion carried.

Trustee Schaffer made the motion to accept the May 31, 2019 Treasurer's Report and Financial Reports through June 17, 2019 as presented subject to audit – Trustee Ahrens seconded the motion. Upon voice vote, Trustees Ahrens, Harney and Schaffer voted "aye" – motion carried.

**Presentation on the 708 Mental Health Board from AID:**

Lore Baker, President of AID, distributed a handout that summarized the points made during her presentation on the 708 Mental Health Board at the Township's Annual Town Meeting. The report covered what a 708 Board is, what a 708 Board can do, the services it can provide to Township residents & what other 708 Boards currently exist in Kane County. She reviewed that the State of Illinois currently has a PUNS list which is a listing of individuals which have an urgent need for developmental disability treatment. The list as of March 7, 2019 has 6,287 people on the list for Kane, Kendall and DuPage counties. From that list, only 200 individuals were selected for State aided treatment.

Jim Gould, a parent of a developmentally disabled child, spoke and noted that currently services provided for a child of school age ends at 22 years of age. The out-of-pocket costs for parents to send their child to a 5-day a week private treatment facility can be over \$22,000/year.

Trustee Harney asked if the recently approved 3.5% increase in the State Budget/funding will help provide additional coverage. Ms. Baker responded that local agencies do not yet know how this money will be distributed. However, due to past cuts in State funding she believes that the increase would not be enough to meet the full needs of those needing treatment.

Dundee Township Board of Trustees – Regular Meeting  
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Trustee Harney asked about the growing opioid addiction problem in Northern Kane County. Ms. Baker replied that there is a Task Force in place but that she is not actively involved. The funding for the program is largely federal funds going out to various providers. Trying to develop alternative drugs.

Trustee Johnson asked for additional information on the structure/set-up of the 7-person 708 Mental Health Board. Ms. Baker stated that the enabling legislation establishes the general regulations for the Mental Health Board. Dundee Township would set its' own criteria for the 708 Board. The 708 Board can include the Township Board of Trustees and/or other qualified parties. The function of the 708 Board is to set criteria for the services to be provided, collect applications from service agencies looking to provide the services, select the desired service agency, and approve the dispersal of funding to that agency.

Trustee Schaffer asked if AID has any physical facilities in Dundee Township. Ms. Baker noted that currently AID's closest office is in Elgin. They are looking at the potential to open a facility in the Township and also, they do at home service to clients.

Trustee Johnson asked if there was an idea of how much funding would be raised. Ms. Baker said she believes that estimated number would be around \$190,000.

Trustee Schaffer asked about limiting the performance of the services to be done in the Township. Mr. Vern Tepe, a Trustee with Elgin Township, noted that this can be accomplished when the 708 Board creates their request for a proposal from the service agencies. They can include a requirement that all services must be done at a facility located in Dundee Township. Ms. Baker noted that she had met with Supervisor Glees and explored the potential to open an office at the Township building.

Trustee Johnson asked if there would be any infrastructure costs to a 708 Board as the Township Board needs to approve any costs involved. Ms. Baker replied that the 708 Board is an all-volunteer group and there should be no operating costs.

Mr. Chris Kious, Kane County Board member, also stated that the funds are passed directly to the service agencies and that there should be no infrastructure costs.

The Township Board had no further questions and the topic was closed.

**Reports:**

**Highway Commissioner:** Highway Commissioner Scott Sinnett noted that his department is busy preparing the roads for repaving. They have also helped the Cemetery prepare for the paving of the parking lot. Finally, they are continuing to clean out storm drains and culverts.

**Assessor:** Mr. Bielak was unable to attend the meeting but provided a written report.

**Sheriff's Office:** Kane County Deputy Sheriff Mike Wilgosiewicz presented his monthly update to the Board. He introduced Deputy Chris Ruchaj who will be assisting him. He highlighted the recent noise complaints from neighbors near the Milk Pail due to their outdoor concerts. He said the owners are complying with their requests to limit the attendance and control the noise.

Dundee Township Board of Trustees – Regular Meeting  
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**Open Space:** Mr. Dowiat presented his report for June. He noted that with the cool wet weather there has been a big growth season and the focus has been on the control of weeds and the removal of non-natives. He explained that with the help of the Highway Department they recently completed a “High” mow at the Jelke Annex. This technique helps remove non-native plants by cutting off the seed tops and allows more light to reach the prairie plants near the surface.

He distributed photos showing the installation of water bars at the Dixie site to help control erosion.

Trustee Johnson stated that he is very anxious to see a definite process in place to get a qualified burn boss in place for the fall burning season. He asked that a concrete proposal be presented no later than the August Board meeting.

**Kane County Board member, Chris Kiou:** Mr. Kiou updated the Board on the abandoned home on Sleepy Hollow Road. He said that the owner is continuing work as required and that the County is inspecting the property weekly to ensure continued progress. If work is not completed, the County will demolish the building.

He reviewed a recent meeting of the Fox River Flood Control Commission. Legislation has passed to have a commission to address flooding in the near future.

Mr. Kiou reported that Kane County is forming a Kane County Census Commission which will work throughout the County to improve the accuracy of the upcoming Federal Census.

He highlighted this year’s Bee Blitz on June 22<sup>nd</sup> in conjunction with the University of Illinois.

He distributed flyers from the County Development Board who is attempting to establish the “Fabulous Fox River Trail”. It is hoped that this project will draw more persons to explore the river and visit the towns along the way.

Kane County recently submitted a packet with a capital funding request to the Illinois legislature for 24 million dollars to pay for the Longmeadow Bridge. If approved, it would allow the County to remove the tolls.

Mr. Kiou also outlined a trial program by the Kane County Forest Preserve to put cattle on selected sites to attempt to regenerate prairie areas. The cattle are in lieu of the native buffalo.

Trustee Ahrens asked about recent press regarding the removal of dams along the Fox River. Mr. Kiou referenced a recent study that showed that the dam system has very little ability to control flooding from major rainfall events. Certain dams will be removed.

**Cemetery:** A written report with photos showing the recent planting in the Columbaria Garden and the prep work for the paving of the parking lot was presented.

**Office Manager:** Mr. Block’s written report was presented including changes to the Prevailing Wage Law, the Financial Audit for FY 2018-19, and a report on the property tax revenue received to date.



Dundee Township Board of Trustees – Regular Meeting  
June 19, 2019

**Open Space Coordinator:** No report

**Supervisor:** Supervisor Glees submitted a written report.

**Public Comments:**

Bernadette May, Executive Director of the Family Service Association of Greater Elgin, stated that they offer services to children and families. She said that they have had 7,142 contacts with 289 individuals who live in Dundee Township. They are imbedded in 5 District 300 schools including Dundee-Crown High School, Dundee Middle School and Golfview Elementary. They also do crisis programs. Their goal is to provide service in the home or school which removes barriers to service such as transportation. She noted that they worked with a young lady for 4 years helping her with physiological problems. She believes that having a 708 Board provides residents with great gap coverage.

Vern Tepe, Elgin Township Trustee, reviewed a group 501 (c) meeting that will occur on Thursday, June 20<sup>th</sup> to promote and create a 708 Mental Health Board referendum in Elgin Township. The group is headed by Mrs. Kaptain who is the wife of Dave Kaptain, the current mayor of Elgin. He noted that the group would like to explore doing joint marketing with Dundee Township to promote creating 708 Boards.

**Old Business:**

**Update on Elgin land donation:** Supervisor Glees stated that the issues appear to be resolved and paperwork should be moving forward. Matter tabled.

**New Business:**

Trustee Johnson again noted his request for a firm proposal for approval at the August Board meeting to have a certified "Burn Boss" in place for the fall open space burn season.

The Board also discussed the matter of beginning discussion on the preparation of the FY 2020-21 budget. The Board asked that the Budget discussion be included on the August Agenda. The Board also asked for updated data on the Township's projected revenues and expenditures be developed for that meeting.

The Board also requested that the Agenda for the August meeting include a discussion on the limiting of the expansion of services and an Executive Session.

**Audit/Approve Bills and Payrolls:**

Audit Bills – Pending Town Fund Bills \$48,849.55; Pre-Paid Town Bills \$1,602.65; Payrolls \$37,907.46, \$36,771.66 & \$36,626.36; General Assistance Fund Bills \$0.00; Prior Month's General Assistance Costs \$11,599.96; General Assistance Payrolls - \$284.25, \$274.43 & \$0.00; Pending Cemetery Fund Bills \$5,044.20; Pre-Paid Cemetery Bills \$1,114.62; Payrolls \$10,807.49, \$10,448.03 & \$9,559.79; Pending Road & Bridge Fund Bills \$22,113.56; Pre-Paid Road & Bridge Bills \$1,089.65; Road & Bridge Equipment Bills \$20,191.23; Payrolls \$14,094.16, \$20,803.32 & \$14,914.16; Road IMRF/FICA Payrolls of \$2,011.52, \$3,098.41 & \$2,144.36.

Trustee Harney made the motion to approve the bills as audited with a second by Trustee Johnson.

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During discussion of the bills, Trustee Johnson questioned the expense for an additional freezer for the DTC food pantry. The Board discussed the expenditure and noted that the DTC programs were to be volunteer run and that no Township funds were to be used to provide these services. Office Manager Block suggested that private funds could be used for funding this purchase and asked that the bill be approved for payment.

Trustee Harney called the motion and upon roll call vote, Trustees Ahrens, Schaffer, Johnson and Harney voted "aye" – Motion Carried.

**Budget Transfers:** None were presented.

**Executive Session:**

No Executive Session was called at this meeting.

Trustee Ahrens made the motion to adjourn with a second by Trustee Johnson. Upon voice vote, all present voted "aye" – motion carried, and the meeting was adjourned at 8:47 pm.



Robert Block  
Dundee Township Deputy Clerk