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**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**  
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560  
**AGENDA**

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Wednesday, August 23, 2017 – 7:00 p.m.

CALL TO ORDER

ROLL CALL: Bill Ashton (Chair), Roger Bledsoe, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Claire Wilson, Budd Wormley, Angela Zubko, and One Vacancy (Big Grove Township)

APPROVAL OF AGENDA

APPROVAL OF MINUTES      Approval of Minutes from July 26, 2017 Meeting (Pages 3-5)

PETITIONS

1.      **17-19-**                      **Pulte Group Representing Dave Hamman (Pages 6-28)**  
Request:                      Renew the Special Use Permit Granted by Ordinance 2004-03 Allowing the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified as 03-01-127-006 and Revoking the Special Use Permit for the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified as 03-01-127-004 and Located in the 600 Block of Route 34 on the East Side of the Street  
  
Location:                      Corner of Route 34 and Hafenrichter (Farnsworth) in Oswego Township  
Purpose:                      Special Use Permit would Allow the Existing Commercial Off-Premise Advertising Sign to Remain on the Subject Property. Property is Zoned M-2.
  
2.      **17-21-**                      **Tom McNelis (Pages 29-57)**  
Request:                      Map Amendment Rezoning Subject Property from A-1 to R-1  
PIN:                              04-15-200-023  
Location:                      14000 Block of Budd Road Approximately 0.98 Miles from Millbrook Road on the North Side of Budd Road in Fox Township  
Purpose:                      Petitioner would like the Ability to Construct a Single-Family Home on the Property.
  
3.      **17-22-**                      **Stor Mor, Inc. (Pages 58-94)**  
Request:                      Major Amendment to the Special Use Permit Granted by Ordinance 2016-15 Allowing an Enclosed Self Storage Facility and an Outdoor Storage Facility at the Subject Property; Property is Zoned B-2 with a Special Use Permit  
PINs:                              03-07-278-011, 03-07-278-010 and 03-07-278-009  
Location:                      1317 Route 31 in Oswego Township  
Purpose:                      Petitioner would like to Make the Following Amendments:
  1. Construct One (1) 1,650 Square Foot Building
  2. Construct One (1) 4,300 Square Foot Building
  3. Reduce the Number of Vehicles Stored Onsite from Twenty-Nine (29) to Sixteen (16)
  4. Amend the Landscaping Plans by Removing the Proposed Vegetation South of the Proposed 4,300 Square Foot Building.

OLD BUSINESS

NEW BUSINESS

1.      Discussion of Special Uses within the A-1 Zoning District (Pages 95-99)
2.      Discussion of Amending the Future Land Use Map for Properties Located Along Route 47 in Kendall and Lisbon Townships (Pages 100-119)

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. 17-14-Zoning Board of Appeals Call to Meeting Text Amendment
2. 17-15-Zoning Board of Appeals Vote on All Matters Text Amendment
3. 17-20-CHS, Inc. and NGH Farms, LLC Special Use Permit at 14676 Route 47

OTHER BUSINESS/ANNOUNCEMENTS

None

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, September 27, 2017

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

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

**Unapproved Meeting Minutes of July 26, 2017**

Chairman Ashton called the meeting to order at 7:01 p.m.

**ROLL CALL**

Members Present: Bill Ashton, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Budd Wormley and Angela Zubko

Staff Present: Matthew H. Asselmeier, Senior Planner

Members Absent: Roger Bledsoe and Claire Wilson

In the Audience: David Burroughs and Jeff Neisler

**APPROVAL OF AGENDA**

Mr. Nelson made a motion, seconded by Mr. Wormley, to approve the agenda as presented. With a voice vote of all ayes, the motion carried.

**APPROVAL OF MINUTES**

Mr. Wormley made a motion, seconded by Mr. Casey, to approve the June 28, 2017 minutes. With a voice vote of all ayes, the motion carried.

**PETITION**

**17-20 CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner)**

Mr. Asselmeier summarized the request. CHS, Inc. desires to lease the paved area from the current owners for a period of three (3) years. CHS, Inc. would like to construct an approximately eight hundred (800) square foot shelter on the north side of the dryer building. The anticipated cost of the shelter is approximately Thirty Thousand Dollars (\$30,000) and the shelter could be removed at the end of the lease. CHS, Inc. will deliver and receive corn and soybeans by truck at the property. The crops will be sent to market via “grain hopper” trailer or “container” trailer.

The area around the subject property is used agriculturally and all of the adjoining properties are zoned A-1 with the exception of the property to the north which is zoned B-3.

Neither Lisbon Township nor the Village of Lisbon submitted comments regarding this proposal. ZPAC unanimously recommended approval of the proposal.

The existing structures on the property were allowed for personal use only; discussion occurred regarding change of occupancy.

Chairman Ashton asked about the relocation of the ingress/egress point to the south property line; the site plan does not show this information. Mr. Burroughs said a revised site plan showing the new ingress/egress point does not exist.

Mr. Nelson asked why the entire property would be granted a special use. The petitioner said that they would only lease the paved area. Mr. Asselmeier noted that any amendments to the site plan would have to be approved by the County.

Mr. Wormley asked if the area by the creek would be farmed. Mr. Neisler said that everything that is farmed today will continue to be farmed.

No access off of U.S. 52 is planned.

Extensive discussion occurred regarding the routing of trucks onsite. There will be a left turn lane on southbound Route 47 after construction is finished. Concerns about traffic backups on Route 47 were expressed by several Commissioners; Commissioners desired a site plan that more accurately explained the traffic flow. The petitioners said that staging would occur onsite; the scale situation will be a bottleneck. Trucks will circle to get weighed, dump their loads or obtain their loads, get weighed again and then circle the property again to leave.

Mr. Rodriguez asked about the number of trucks backed up on Route 47. Mr. Neisler said that trucks would not be backed up on Route 47, if CHS was doing its job. Mr. Neisler said that they would try to schedule drop-offs and pick-ups to reduce the chance of backups.

Mr. Neisler said that the facility can dump ten thousand (10,000) bushels per hour. Intake will be reduced depending on moisture content of crops and ability of dryer.

Mr. Casey asked where the grain that they plan to receive currently goes. Who were they taking business from? Grainco was the consensus answer.

Discussion occurred regarding having the special use go with the land, with a specific entity or for a set timeframe. Mr. Asselmeier advised that a timeframe be set instead of connecting the special use permit with a certain entity or owner. The consensus was that a one (1) year timeframe would be appropriate given the construction on Route 47 and the potential changes to the site plan. The application fee should be waived.

The petitioners said that they hoped to be operational by September 1<sup>st</sup>; they would start working on the property at the beginning of September. The lease is subject to obtaining approval of the special use permit.

Mr. Asselmeier stated that according to County Highway Engineer Fran Klaas the Route 47 project should be completed in fall or winter 2018.

Mr. Wormley asked how much time would elapse from the time trucks enter the property to the time they leave. Mr. Neisler responded three (3) minutes.

Discussion occurred regarding the ticket delivery system.

Ms. Zubko made a motion to recommend approval of the petition with the addition of the following restrictions:

1. The business allowed by this special use permit shall secure certificates of occupancy for all structures existing and planned for the site prior to the commencement of operations.
2. The special use permit granted by this ordinance shall be effective for one (1) year commencing on the date of approval of this ordinance. Upon the conclusion of the one (1) year timeframe, the special use

permit shall cease. The petitioner may apply to renew the special use permit prior to the expiration of the special use permit if they provide an updated site plan and traffic pattern at the time of the application submission. (The Kendall County Regional Planning Commission recommends that the renewal fee of One Thousand, One Hundred Fifty-Five Dollars (\$1,155) be waived).

Mr. Nelson seconded the motion.

The representatives from CHS agreed to the addition of the above proposed restrictions.

Yes – Ashton, Casey, Nelson, Rodriguez, Shaw, Wormley and Zubko (7)

No – None

Absent – Bledsoe and Wilson (2)

The motion passed. This proposal will go to the Special Use Hearing Officer on July 31, 2017 at 7:00 p.m.

### **OLD BUSINESS**

#### **Letter to Kendall County State’s Attorney’s Office RE: Forest Preserve Compliance with the Kendall County Zoning Ordinance**

Mr. Asselmeier presented a letter from State’s Attorney Eric Weis stating that forest preserves are exempt from local zoning regulations and Mr. Weis considers this matter closed. Mr. Nelson will email Mr. Asselmeier the Attorney General’s opinion referenced in Mr. Weis’ letter; Mr. Asselmeier will email the opinion to the other Commissioners.

### **NEW BUSINESS**

Mr. Asselmeier stated that, pending the outcome of the ZPAC meeting, there will be three (3) petitions on the August agenda.

The Commission requested Staff to investigate an alleged banquet facility on U.S. 52 between Jughandle Road and Arbeiter Road.

Discussion occurred about evaluating the number and type of special uses in the A-1 Zoning District.

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

None

### **OTHER BUSINESS/ANNOUCNEMENTS**

The Commission’s concerns for the property on Ashley Road south of Plattville and the swimming pool at the house on Grove Road north of Chicago Road were discussed.

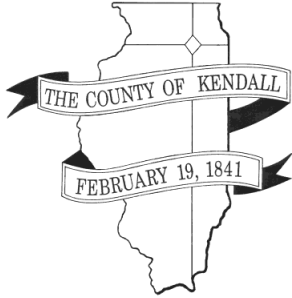
### **CITIZENS TO BE HEARD/ PUBLIC COMMENT**

None

### **ADJOURNMENT**

Mr. Wormley made a motion, seconded by Mr. Shaw, to adjourn. With a voice vote of all ayes, the motion carried. The Kendall County Regional Plan Commission meeting adjourned at 8:14 p.m.

Respectfully submitted by,  
Matthew H. Asselmeier, AICP  
Senior Planner



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 17-19**

**Pulte Group Representing Dave Hamman**

**M-2 Special Use – Renewal of a Special Use Permit for an Off-Premise Advertising Sign at the Northeast Corner of Route 34 and Hafenrichter (Farnsworth)**

**INTRODUCTION**

In December 2004, through Ordinance 2004-43, the Kendall County Board approved a special use permit for the placement an off-premise advertising sign at the subject property. Restriction Number 1 of the special use permit required the owner to either remove the sign or to renew the special use permit every three (3) years. Centex no longer owns the sign and the petitioner desires to renew the special use permit.

This proposal only applies to the sign pictured in the various attachments; this proposal does not apply to the larger billboard located on 03-01-127-004.

**SITE INFORMATION**

PETITIONER Pulte Group Representing Dave Hamman

ADDRESS No Address Has Been Assigned to the Sign

LOCATION Northeast Corner of Route 34 and Hafenrichter (Farnsworth)



TOWNSHIP Oswego

PARCEL # 03-01-127-006 and 03-01-127-004

LOT SIZE 42.39 acres (Sign is on a small portion of the property.)

EXITING LAND USE Agricultural

ZONING M-2 Heavy Industry District with a Special Use Permit (Off-Premise Sign)

LRMP	Land Use	County: Suburban Residential (Max 1 DU/Acre) City of Aurora:
	Roads	Route 34 is maintained by IDOT Hafenrichter/Farnsworth is a Local Road Maintained by Oswego Township
	Trails	None
	Floodplain/ Wetlands	There are no wetlands or floodplain on the property.

REQUESTED ACTION Renewal of the Special Use Permit Awarded by Ordinance 2004-43 Granting a Special Use Permit for an Off-Premise Advertising Sign at the Subject Property

APPLICABLE REGULATIONS Section 12.06.A – Signs – General Standards

Section 12.12 – Signs – Special Use Signs: Commercial off-premise advertising structures may be permitted via a special use only in the M-2 and M-3 Manufacturing Districts.

Section 13.08 – Special Use Procedures

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Industrial	M-2 SU	Low Density Residential (0-5 du/acre) (Aurora)	Aurora, Kane County, DuPage County and M-2 SU
South	Commercial/Residential	Aurora (B-2(S), R-1(S) and R-5(S))	Low Density Residential (0-5 du/acre) and Commercial (Aurora)	Aurora and R-3
East	Agricultural/Residential	Aurora (R-1(S) and R-5(S))	Low Density Residential (0-5 du/acre) and Medium Density Residential (6-10 du/acre) (Aurora)	Aurora, Will County and A-1
West	Residential	Aurora (R-5(S))	Commercial, Light Industrial and Industrial (Aurora)	Aurora, M-1 SU and B-3

**PHYSICAL DATA**

**ENDANGERED SPECIES REPORT**

Not Required

**NATURAL RESOURCES INVENTORY**

Not Required

**ACTION SUMMARY**

**OSWEGO TOWNSHIP**

Petition information was sent to Oswego Township 7.17.17. On 7.25.17, Oswego Township expressed no opposition to this proposal (See Attachment 8).

**CITY OF AURORA**

Petition information was sent to the City of Aurora 7.17.17. Historically, the City of Aurora has opposed the placement of the sign at this location.

**ZPAC**

ZPAC met on this matter on 8.1.17. The Committee's only concern was the placement of the sign in relation to the property line; ZPAC did not have the placemen information. According to the Petitioner, the sign was going to be five feet (5') from the property line (See Attachment 3). Per Section 12.06.A.2, the sign must be ten feet (10') from the property line. The petitioner agreed to move the sign the additional five feet (5') from the property line (See Attachment 3A and 9). ZPAC minutes are included as Attachment 10.

**GENERAL INFORMATION**

The sign is twelve feet by sixteen feet (12' X 16') in size. There will be fourteen feet (14') from the ground to the top of the sign. Renderings of the sign and the petitioner's application (including lease and findings of fact) are included as Attachment 1.

The petitioner desires to renew the special use permit awarded by Ordinance 2004-43 with the no changes to the restrictions imposed by the Ordinance. Ordinance 2004-43 is included as Attachment 2.

Upon review of the application, Staff discovered that the sign was located on the right-of-way. The petitioners agreed to move the sign

The restrictions imposed by Ordinance 2004-43 include:

1. The sign will be removed or Centex Homes will apply to renew their special use in three years from the date of this ordinance.
2. The sign will not be illuminated.
3. The advertising on the sign is restricted to Centex Homes' Development.
4. The appearance of the signs were included as Exhibits A and B in Ordinance 2004-43.

In addition to the above restrictions, Staff requested that the special use permit for an outdoor advertising structure at the parcel identified by PIN 03-01-127-004 be removed. This parcel was part of the property at the time of the special use permit application in 2004 and is no longer needed as it relates to this special use permit. The petitioner agreed to this request. This special use permit only applied to the Centex Homes sign and did not apply to the other billboard currently located on PIN 03-01-127-004.

Pursuant to Section 12.06.A.4, real estate and development signs may be located offsite for a period not to exceed two (2) years, provided a special use permit is issued.

Pictures of the sign and neighborhood are included as Attachments 4-7.



**BUILDING CODES**

Since the sign was relocated from its original location, a building permit would be required.

**ACCESS**

Not Applicable

**TRAILS**

**Would like input from the City of Aurora on this matter.**

**PARKING**

Not Applicable

**LIGHTING**

The sign will not be illuminated.

**SIGNAGE**

Not Applicable

**SCREENING**

Not Applicable

**STORMWATER**

No portion of the property is in a flood area and no wetlands exist on the property. No stormwater issues are anticipated by the proposal.

**EASEMENTS**

No easements are believed to be impacted by the proposed sign.

**FINDINGS OF FACT**

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **Provided that the sign is placed in a location in compliance with Section 12 of the Kendall County Zoning Ordinance, the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the public.***

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **True, the proposed special use will not negatively impact adjoining properties.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. **True, the proposed special use shall conform to the applicable regulations of the district.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed special use is consistent with the purposes and objectives of the Land Resource Management Plan.***

## **RECOMMENDATION**

If approved, Staff recommends the following conditions be included in the approving special use ordinance:

1. The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval ordinance.
2. The sign will be removed or Pulte Group (or their successors) will apply to renew their special use in **two (2)** years from the date of approval of this ordinance by the County Board.
3. The sign will not be illuminated.
4. The advertising on the sign is restricted to Pulte Group's residential development.
5. The special use permit awarded by Ordinance 2004-43 to the property identified by Parcel ID Number 03-01-127-004 for an off-premise advertising structure is revoked with the adoption of this ordinance.
6. The owners of the off-premise advertising structure allowed by this special use permit shall obtain a building permit for the structure.
7. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
8. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
9. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

## **ATTACHMENTS**

1. Application (Including Renderings and Applicant's Findings of Fact)
2. Ordinance 2004-43
3. Aerial of Sign Relocation and 3A Revised Aerial of Sign Relocation
4. Sign Original Location
5. New Sign Location
6. Bank South of Location
7. Southwest Corner of Intersection
8. 7.25.17 Oswego Township Email
9. 8.1.17 Lawson Email
10. 8.1.17 ZPAC Minutes



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Yorkville, IL • 60560  
 (630) 553-4141 Fax (630) 553-4179

**APPLICATION**

PROJECT NAME \_\_\_\_\_ FILE #: \_\_\_\_\_

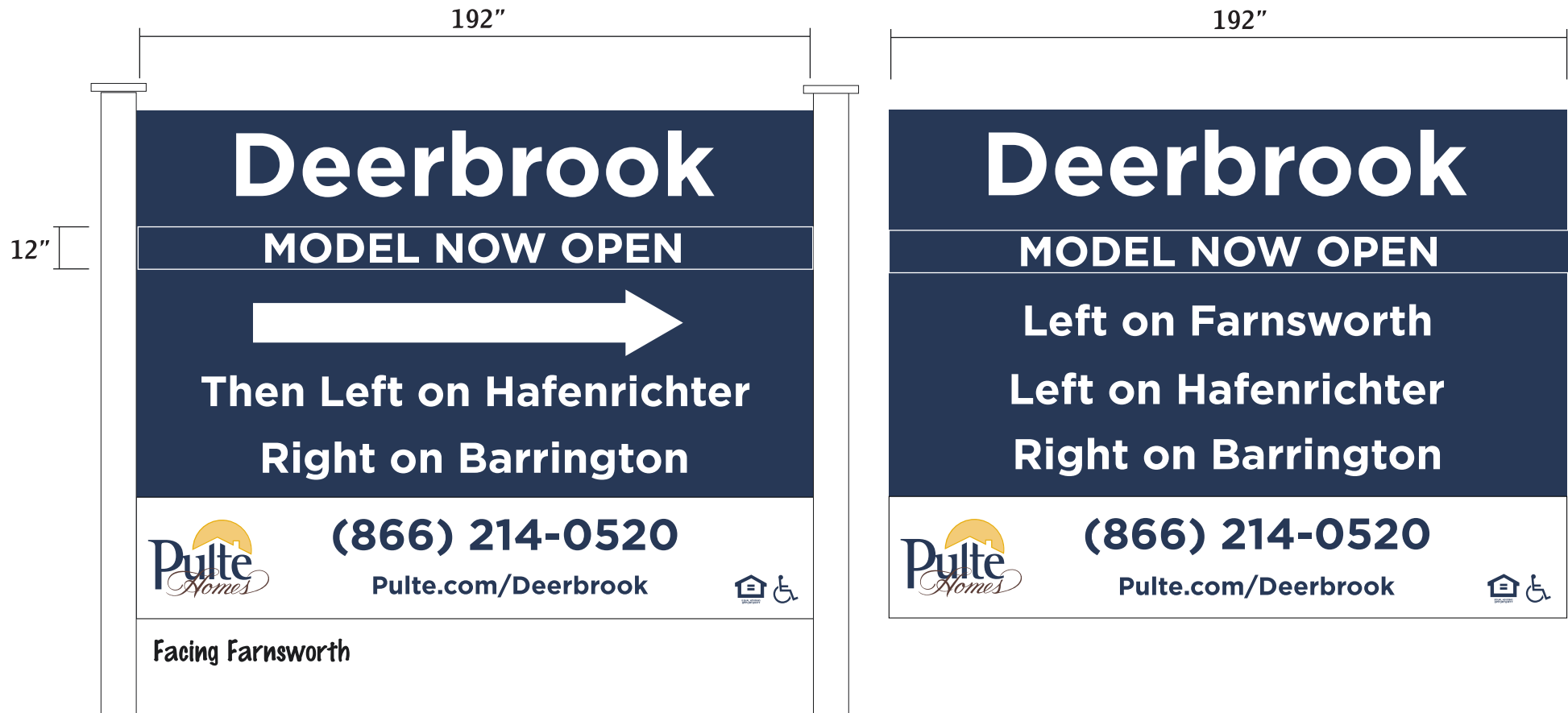
<b>NAME OF APPLICANT</b>		
Heather Lawson		
<b>CURRENT LANDOWNER/NAME(s)</b>		
Dave Hamman		
<b>SITE INFORMATION</b>	<b>SITE ADDRESS OR LOCATION</b>	<b>ASSESSOR'S ID NUMBER (PIN)</b>
ACRES 42.39	SE Corner Hafenrichter and Route 34	PIN 03-01-127- 006
<b>EXISTING LAND USE</b>	<b>CURRENT ZONING</b>	<b>LAND CLASSIFICATION ON LRMP</b>
	M2	
<b>REQUESTED ACTION</b> (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE                      ___ MAP AMENDMENT (Rezone to ___)                      ___ VARIANCE ___ ADMINISTRATIVE VARIANCE                      ___ A-1 CONDITIONAL USE for: _____                      ___ SITE PLAN REVIEW ___ TEXT AMENDMENT                      ___ RPD ( ___ Concept; ___ Preliminary; ___ Final)                      ___ ADMINISTRATIVE APPEAL etc.)                      ___ FINAL PLAT                      ___ OTHER PLAT (Vacation, Dedication, ___ AMENDMENT TO A SPECIAL USE ( ___ Major; ___ Minor)		
<b><sup>1</sup>PRIMARY CONTACT</b>	<b>PRIMARY CONTACT MAILING ADDRESS</b>	<b>PRIMARY CONTACT EMAIL</b>
Heather Lawson	1900 E Golf Rd, Ste 300, Schaumburg 60173	██████████
<b>PRIMARY CONTACT PHONE #</b>	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER #(Cell, etc.)</b>
██████████	██████████	██████████
<b><sup>2</sup>ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
NA	NA	NA
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
NA	NA	NA
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
<b>SIGNATURE OF APPLICANT</b>	DocuSigned by: ██████████ F3FDfE3993FB4ED...	<b>DATE</b> 6/8/2017

FEE PAID:\$ \_\_\_\_\_  
 CHECK #: \_\_\_\_\_

<sup>1</sup>Primary Contact will receive all correspondence from County  
<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

12'x16' Double Sided Informational Billboard.  
NE Corner OF Fransworth & Ogden In Aurora.

192 SQ. FT.



12"x192" Single Sided Model Now Open Patch.  
3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy.  
Qty: 2

Sign is not illuminated. Sign is 12' tall with 2' tall posts= 14' from ground to top of sign. Sign is 16' wide. 3/8" MDO Painted Ronan Dark Blue w/ White, Duranodic Bronze and Digital Vinyl. MDO Mounted to 2 White Wooden 10" x 10" columns.

Approval Signature \_\_\_\_\_

**SIGNSNOW** 426 W. Fifth Ave.  
Naperville, IL. 60563

Phone: 630-357-2300  
Fax: 630-357-3977

signsnow215@gmail.com

# BILLBOARD LEASE AGREEMENT

Lessee:  
Pulte Home Corporation  
1900 E. Golf Road, Suite 300  
Schaumburg, IL 60173  
Contact: Heather Diehl, Marketing Manager  
Ph: [REDACTED]  
Fax: [REDACTED]

Lessor:  
NGH Farms, LLC  
Attn: Dave Hamman  
6110 Illinois 71  
Oswego, IL 60543  
Ph: [REDACTED]  
Fax 1: [REDACTED]  
Fax 2: [REDACTED]

Sign Location: Northeast Corner of Farnsworth and Ogden avenues, in unincorporated Kendall County, Illinois

Sign Information: 12' X 16' double face sign

### Terms of Contract

1. Sign owner to maintain sign structure.
2. Contract term of 12 months starting July 1, 2016. Renewable for additional time as needed and agreed upon by Lessee and Lessor.
3. Advertiser and property owner have a mutual cancellation policy with 30 days written notice.
4. Rent: \$800.00 per month payable monthly for double face sign. Installation and maintenance of faces shall be the sole responsibility of Lessee during the duration of the lease agreement. Agreement is null & void if sign location is deemed illegal.

I HAVE READ AND UNDERSTAND THE LEASE AGREEMENT STATED ABOVE

### AUTHORIZED SIGNATURES

\_\_\_\_\_  
Signature of Pulte Home Corporation

[REDACTED]  
Signature of Lessor

\_\_\_\_\_  
Date

July 1, 2016  
Date

Please fill out the following findings of fact to the best of your capabilities. §13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

*That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.*

*That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.*

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.*

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer.*

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.*

03-01-127-006

03-01-200-012

03-01-127-004

Zoning Petition #0457

State of Illinois  
County of Kendall

**ORDINANCE NUMBER 2004 - 43**  
**GRANTING SPECIAL USE**  
**SOUTHEAST CORNER OF HAFENRICHTER AND ROUTE 34**

WHEREAS, Centex Homes filed a petition for a Special Use within the M-2 district, for property generally located at the intersection of Hafenrichter and Route 34 in Oswego Township; and

WHEREAS, said petition is to allow an off-premise advertising sign, as provided in Sections 12.11 and 12.12 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned M-2: Manufacturing; and

WHEREAS, said property is legally described as follows:

Part of the north half of Section 1, Township 37 North, Range 8 East of the Third Principal Meridian in Oswego Township Kendall County Illinois

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

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

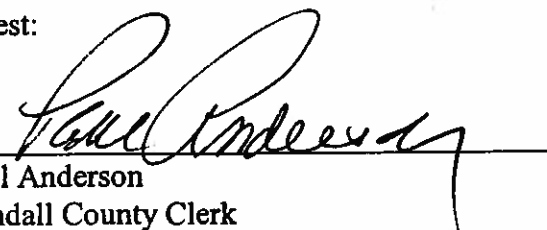
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a SPECIAL USE PERMIT to permit an off-premise advertising sign on the subject parcel as depicted in Group Exhibits "A" and "B" attached hereto and made a part hereof, subject to the following conditions:

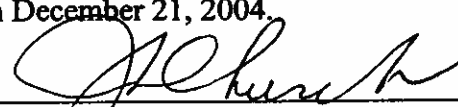
1. The sign will be removed or Centex Homes will apply to renew their special use in three years from the date of this ordinance.
2. The sign will not be illuminated; and
3. The advertising on the sign is restricted to Centex Homes' developments.

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

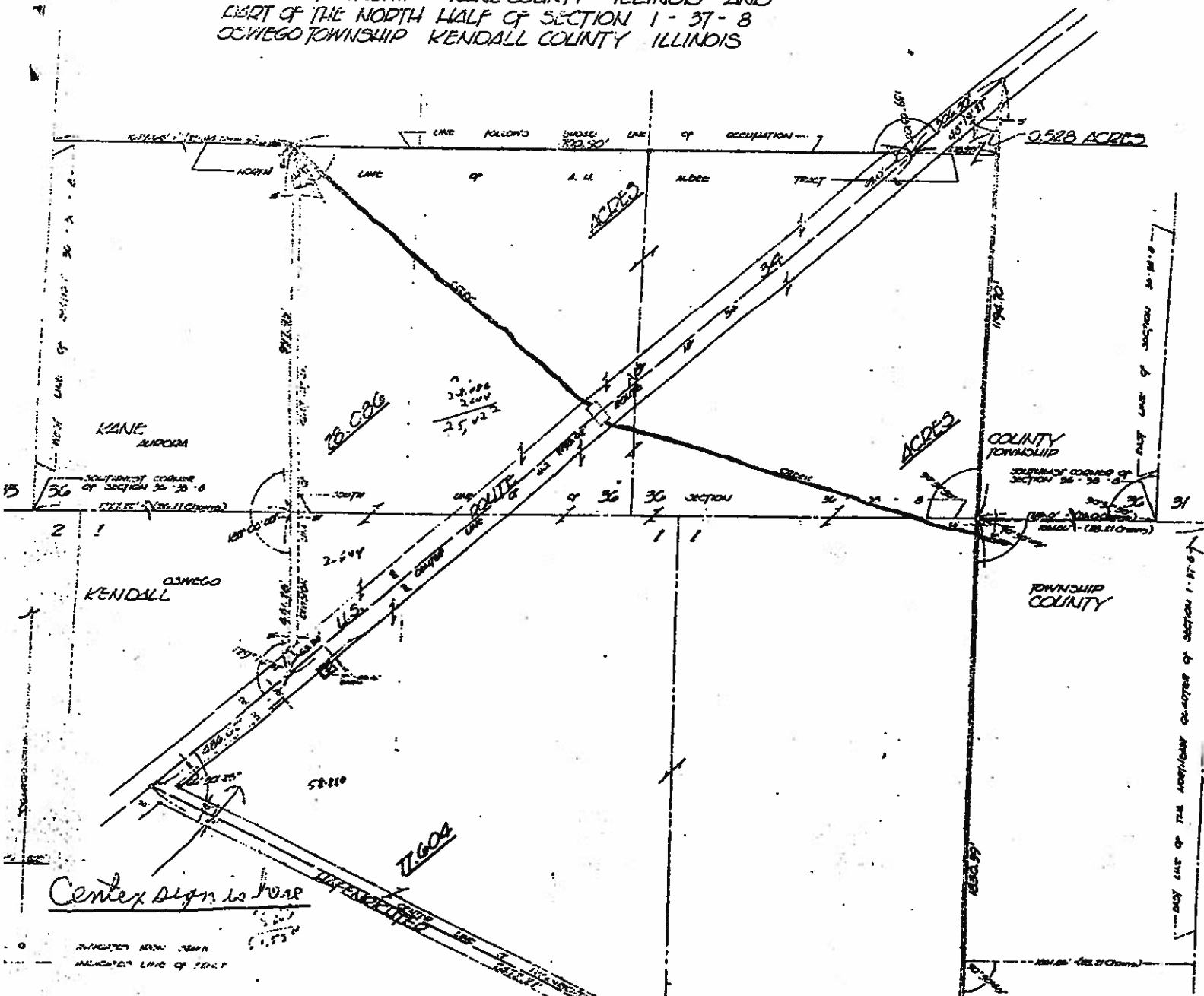
IN WITNESS OF, this ordinance has been enacted on December 21, 2004.

Attest:

  
Paul Anderson  
Kendall County Clerk

  
John A. Church  
Kendall County Board Chairman

PART OF THE SOUTH HALF OF SECTION 36-38-8  
 AURORA TOWNSHIP KANE COUNTY ILLINOIS AND  
 EAST OF THE NORTH HALF OF SECTION 1-37-8  
 OSWEGO TOWNSHIP KENDALL COUNTY ILLINOIS



State of Illinois )  
 County of Kane )

This is to certify that we, Donahue and Thornhill, Illinois Registered Land Surveyors, have surveyed that part of the South Half of Section 36, Township 38 North, Range 8 East of the Third Principal Meridian and part of the North Half of Section 1, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the southeast corner of said Section 36; thence westerly along the south line of said Section 36, 1716.0 feet (26.00 chains) for a point of beginning; thence northerly parallel with the east line of said Section 36, 1796.76 feet to the center line of U.S. Route No. 36; thence southwesterly along said center line 306.50 feet to the north line of a tract of land conveyed to A.H. Weber; thence westerly along said north line forming an angle of 139-03'06" with the last described course (measured counter-clockwise therefrom) 1700.90 feet to a point that is 1670.04 feet (25.44 chains) westerly of the west line of said Section 36; thence southerly along a line forming an angle of 22-17'17" with the last described course (measured clockwise therefrom) 107.83 feet to a point on the south line of said Section 36 that is 1727.22 feet (26.17 chains) easterly of the southeast corner of said Section 36; thence continuing southerly along the prolongation of the last described course 11.28 feet to the center line of said U.S. Route No. 36; thence southwesterly along said center line 486.62 feet to the center line of Hefner-ichter Road; thence southwesterly along the center line of said Hefner-ichter Road 2472.21 feet to a line drawn parallel with the east line of the Northwest Quarter of said Section 1 from the point of beginning; thence northerly along said parallel line 1830.39 feet to the point of beginning. In Aurora Township, Kane County and Oswego Township, Kendall County, Illinois and containing 105.690 acres, as shown by the plot hereon drawn which is a correct representation of said survey. All distances are shown in feet and decimal parts thereof.

Dated at Geneva, Illinois, April 3, 1973

*John D. Donahue*  
 Illinois Registered Land Surveyor No. 1740

DONAHUE AND THORNHILL  
 GENEVA ILLINOIS



8'

**CENTEX HOMES**

**Crossings at Wolf Creek**

---

Homes from \$170's-\$300's

 Buyer's Welcome

South on Rte. 59 to 119th West

7.5"

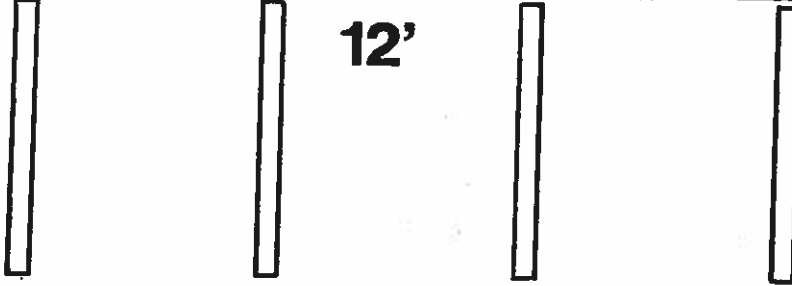
14.5"

19"

7"

12'

48" ABOVE GRADE




8'

**CENTEX HOMES**

**Springbrook at Farmington Lakes**

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Townhomes from \$150's-\$180's

 Buyer's Welcome

Rte. 34 West to Douglas North

7.5"

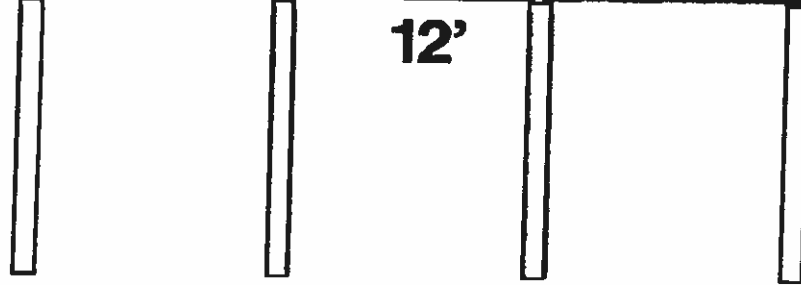
14.5"

19"

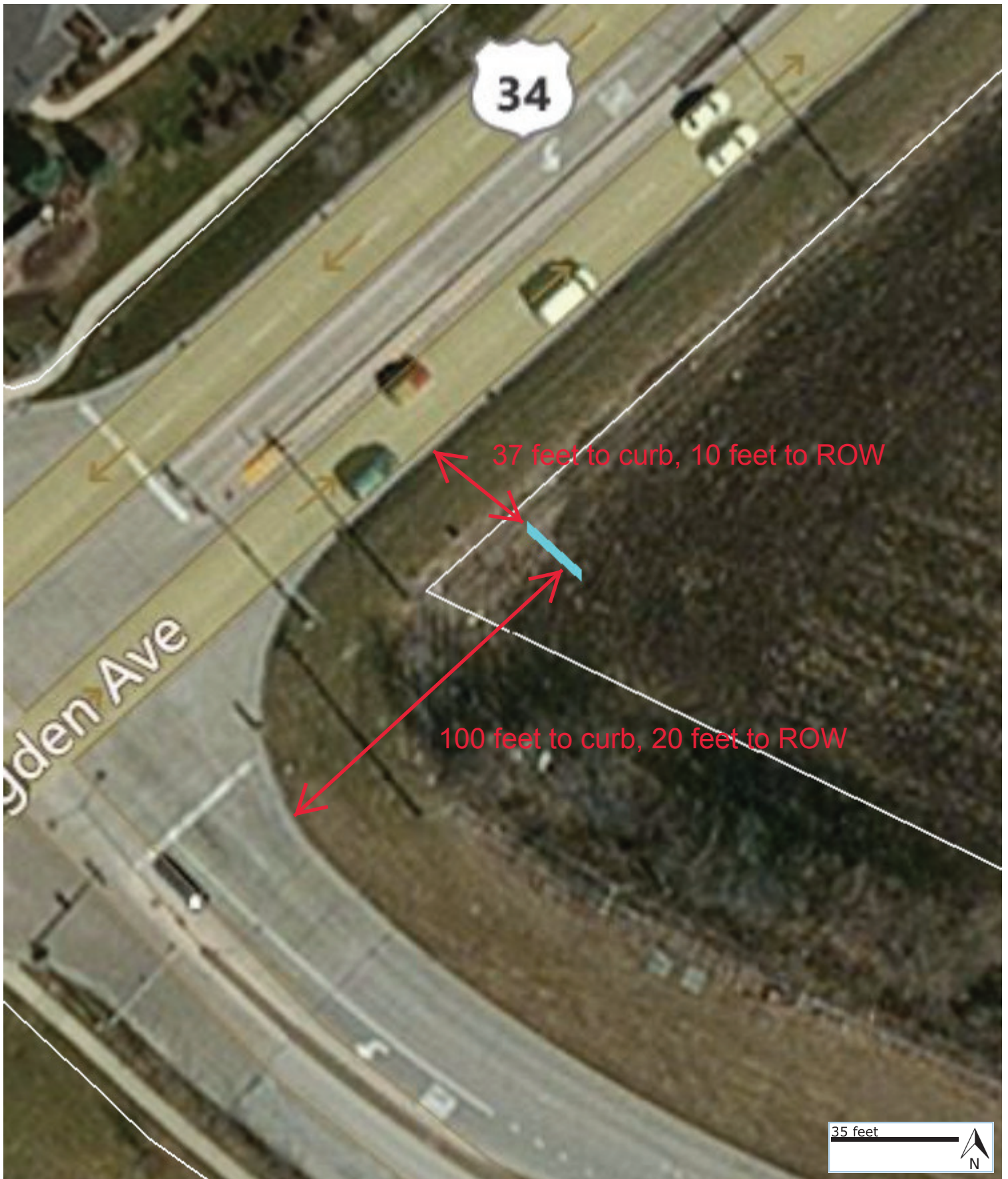
7"

12'

48" ABOVE GRADE









**50%  
SOLD  
OUT**

**Deerbrook**

**MODEL NOW OPEN**



**Then Left on Hafenrichter**

**Right on Barrington**

KENDALL COUNTY  
BUILDING • ZONING  
NOTICE OF  
PUBLIC HEARING  
CALL 630-553-4141  
FOR INFORMATION



**(866) 214-0520**

[Pulte.com/Deerbrook](http://Pulte.com/Deerbrook)



08/03/2017 16:12





**Matt Asselmeier**

---

**From:** Bob Rogerson [bob@oswegotownship.org]  
**Sent:** Tuesday, July 25, 2017 9:23 AM  
**To:** Matt Asselmeier  
**Subject:** RE: Special Use Petition 17-19 (U.S. 34 and Hafenrichter)

Hello Matt, We do not have any objections to this.

Thank you,

***Bob Rogerson***

*Highway Commissioner  
Oswego Township Road District  
1150 Rt. 25  
Oswego, IL 60543  
Phone: (630) 264-4587  
Fax: (630) 264-6695*

This message may contain confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version. Oswego Township Road District 1150 Rt. 25 Oswegotownship.org



**Matt Asselmeier**

---

**From:** Heather Lawson [REDACTED]  
**Sent:** Tuesday, August 01, 2017 2:31 PM  
**To:** Matt Asselmeier  
**Subject:** RE: Sign Location - Deerbrook

I will move the sign 5 feet east – thanks!



**HEATHER LAWSON**

Marketing Manager : : Illinois/St. Louis Division  
**direct** (847) 230-5334 : : **fax** (847) 969-9395

1900 E. Golf Road  
Suite 300  
Schaumburg, IL 60173  
pultegroup.com

Homeowners Inspire Pulte Life Tested® Home Designs: [Watch the video.](#)

---

**From:** Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]  
**Sent:** Tuesday, August 01, 2017 2:30 PM  
**To:** Heather Lawson <[REDACTED]>  
**Subject:** RE: Sign Location - Deerbrook

Heather:

It works, but the sign must be 10 feet from the ROW. You can either move the sign 5 feet east or apply for a variance. Please let me know your preference.

If you have any questions, please let me know.

Thanks,

Matthew H. Asselmeier, AICP  
Senior Planner  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498  
PH: 630-553-4139  
Fax: 630-553-4179

---

**From:** Heather Lawson [REDACTED]  
**Sent:** Tuesday, August 01, 2017 11:31 AM  
**To:** Matt Asselmeier  
**Subject:** RE: Sign Location - Deerbrook

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
August 1, 2017 – Unapproved Meeting Minutes**

Senior Planner Matt Asselmeier called the meeting to order at 9:01 a.m.

Present:

Megan Andrews – Soil and Water Conservation District  
Jason Langston – Sheriff's Office  
Aaron Rybski – Health Department  
David Guritz – Forest Preserve  
Greg Chismark – WBK Engineering, LLC  
Don Clayton – GIS  
Brian Holdiman – PBZ Department  
Matt Asselmeier – PBZ Department

Absent:

Fran Klaas – Highway Department  
Greg Chismark – WBK Engineering, LLC  
Robert Davidson – PBZ Committee Chair

Audience: Tom McNelis and Robert Schneider

**AGENDA**

Mr. Asselmeier asked that Petition 17-21 be moved up to after the approval of the minutes.

Ms. Andrews made a motion, seconded by Mr. Langston, to approve the agenda as proposed. With a voice vote of all ayes the motion carried.

**MINUTES**

Ms. Andrews made a motion, seconded by Mr. Langston, to approve the July 11, 2017 meeting minutes. With a voice vote of all ayes the motion carried.

**PETITIONS**

**17-21 Tom McNelis – Map Amendment Rezoning Property Identified by PIN 04-15-200-003 from A-1 to R-1, 14000 Block of Budd Road Approximately 0.98 Miles from Millbrook Road on the North Side of Budd Road in Fox Township**

Mr. Asselmeier provided a summary of this proposed map amendment. The petitioner desires the rezoning in order to construct a house on the property at some point in the future. The property does not have a housing allocation. The properties to the north, east and west have houses. Any new structures would have to obtain the necessary building permits; permits for well and septic would also have to be secured before a house is constructed. The Village of Millbrook expressed no concerns regarding this proposal; Fox Township has not submitted any comments.

The home allowed on the property could only be for one (1) single-family home.

Mr. Holdiman stated the setbacks are fifty feet (50') from the side property lines, fifty feet (50') from the rear property line and one hundred fifty feet (150') from the centerline of Budd Road.

Ms. Andrews said the NRI Report was approved previously.

Mr. McNelis noted that residential uses were located on the west, east and north of the property.

There were no questions from the Committee to the applicant.

Mr. Rybski made a motion, seconded by Mr. Guritz, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on August 23<sup>rd</sup>.

Mr. Asselmeier asked that Petition 17-22 be moved ahead of Petition 17-19. Without objection, the agenda was amended.

**17-22 Stor-Mor, Inc. – Major Amendment to Special Use Permit Granted by Ordinance 2016-15 Allowing an Enclosed Self Storage Facility and an Outdoor Storage Facility at 1317 Route 31 (PINs: 03-07-278-011, 03-07-278-010 and 03-07-278-009) in Oswego Township**

Mr. Asselmeier provided a summary of this proposed amendment to the special use permit. The petitioner would like to construct one (1) one thousand, six hundred fifty (1,650) square foot building, construct one (1) four thousand, three hundred (4,300) square foot building, reduce the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amend the landscaping plan by removing the proposed vegetation south of the proposed four thousand, three hundred (4,300) square foot building. Oswego Township expressed no opposition to this proposal; the Village of Montgomery has not submitted any comments.

The proposed new buildings would be used for the same purpose as the existing storage buildings.

Mr. Holdiman stated that the intent of the screening was for outdoor storage therefore he had no objections to the petitioner's screening proposal.

Mr. Holdiman asked if the Oswego Fire Protection District approved not having sprinklers in the buildings, similar to the other buildings. Mr. Schneider said he has not asked about these specific buildings, but no problems existed in the past. Mr. Holdiman advised Mr. Schneider to confirm this information with the Oswego Fire Protection District.

Mr. Rybski asked if the buildings were served by public utilities. Mr. Asselmeier said yes. Mr. Schneider added that the office was the only building that had plumbing.

The petitioner currently has stormwater information under review. Mr. Schneider said that he was not increasing impervious surface. The detention pond shown on the site plan already exists.

Mr. Schneider asked, if he did an expansion in the future, would he need to go through the same process. Mr. Asselmeier said that he would need a major amendment to the special use permit because the site plan is approved as part of the special use permit.

Mr. Holdiman made a motion, seconded by Mr. Rybski, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on August 23<sup>rd</sup>.

**17-19 Pulte Group Representing Dave Hamman – Renew Special Use Permit Granted by Ordinance 2004-43 Allowing the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-006 and Revoking the Special Use Permit for the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-004, Northeast Corner of U.S. 34 and Hafenrichter (Farnsworth) in Oswego Township**

Mr. Asselmeier provided a summary of this proposed special use permit. He stated that the special use permit required the sign to be renewed every three (3) years; the sign was approved in 2004. Oswego Township expressed no opposition to this request. The City of Aurora has not submitted any comments. The location of the sign in relation to the property line must be determined; it needs to be ten feet (10') off of the property line. A building permit would be required because the sign was moved from its original location.

Mr. Rybski made a motion, seconded by Mr. Langston, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on August 23<sup>rd</sup>.

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

None

**UPDATES OF PETITIONS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

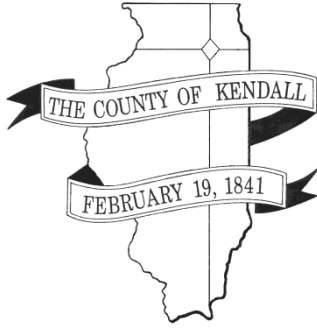
None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Guritz made a motion, seconded by Mr. Langston, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:30 a.m., adjourned.



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**Petition 17-21**

**Tom McNelis**

**Map Amendment 14000 Block of Budd Road**

**Rezone from A-1 to R-1**

**INTRODUCTION**

Tom McNelis submitted a petition requesting a map amendment for the subject property rezoning the property from A-1 Agricultural District to R-1 One-Family Residential District. The petitioner would like the ability to construct a home on the property, either for himself or for a successive owner. No specific construction plans for a proposed home exist.

The application material, including the petitioner's findings of fact and survey, are included as Attachment 1.

**SITE INFORMATION**

PETITIONER Tom McNelis

ADDRESS No Address Number Assigned; Located in the 14000 Block of Budd Road

LOCATION Approximately 0.98 Miles East of Millbrook Road on the North Side of Budd Road  
(See Attachment 2 for Aerial)

TOWNSHIP Fox

PARCEL # 04-15-200-023

LOT SIZE 3.86 +/- acres

EXITING LAND USE Agricultural

ZONING A-1 Agricultural District

LRMP	Land Use	County: Rural Estate Residential (max 0.45 du/acre) Village of Millbrook: Low Density Residential (max 0.65 du/acre)
	Roads	Budd Road is Local Road
	Trails	No trails are planned along this portion of Budd Road
	Floodplain/ Wetlands	No Floodplains or Wetlands are located on the property

REQUESTED ACTION Map Amendment Rezoning the Property from A-1 Agricultural District to R-1 One-Family Residential District

APPLICABLE REGULATIONS Section 13.07 – Map Amendment Procedures

**SURROUNDING LAND USE**

<b>Location</b>	<b>Adjacent Land Use</b>	<b>Adjacent Zoning</b>	<b>Land Resource Management Plan</b>	<b>Zoning within ½ Mile</b>
North	Agricultural/Farmstead	A-1 (Agricultural)	Rural Estate Residential (County)	A-1 and A-1 BP (County)
South	Agricultural	A-1 (Agricultural)	Countryside Residential (County)	A-1 and A-1 SU (County)
East	Countryside Residential	A-1 (Agricultural)	Countryside Residential (County)	A-1 (County)
West	Rural Estate and Countryside Residential	A-1 (Agricultural)	Rural Estate Residential and Countryside Residential (County)	A-1 (County)

Rural Estate is max 0.45 du/acre  
 Countryside Residential is max 0.33 du/acre

**PHYSICAL DATA**

**ENDANGERED SPECIES REPORT**

EcoCAT Application submitted on 7.14.17; waiting for results.

**NATURAL RESOURCES INVENTORY**

Application was submitted 6.19.17. The LESA Score was 178 indicating a low level of protection (See Attachment 8).

**ACTION SUMMARY**

**FOX TOWNSHIP**

Petition information was sent to Fox Township on 7.17.17. Fox Township submitted questions shown on Attachment 9. Fox Township expressed no objection to the proposal (See Attachment 13)

**VILLAGE OF MILLBROOK**

Petition information was sent to the Village of Millbrook on 7.17.17. The Village of Millbrook expressed no opposition to this proposal (See Attachment 10).

**UNITED CITY OF YORKVILLE**

Though the subject property is not within their planning jurisdiction, the Planning Commission of the United City of Yorkville reviewed this proposal at their meeting on 8.9.17 and expressed no objections to the proposal (See Attachment 12).

**ZPAC**

ZPAC reviewed this proposal on 8.1.17. They unanimously recommended approval of the proposal (See Attachment 11).

**GENERAL INFORMATION**

The petitioner desires the map amendment in order to have the ability to construct a house on the property at some point in the future. The subject property does not have an allocation for the construction of a home and does not possess forty (40) acres. Therefore, a map amendment is required in order to construct a home onsite.

The petitioner does not believe that the property is large enough for farming. Pictures of the property are included as Attachments 3-7.

Existing homes are located to the north, east and west of the subject property. The Land Resource Management Plan calls for this area to be residential in the future. For these reasons, Staff does not believe that the approval of this request would constitute spot zoning.

Since submitting the application, the petitioner placed the subject property on the market for sale.

#### **BUILDING CODES**

Any new homes or accessory structures would be required to meet applicable building codes.

#### **ACCESS**

The property fronts Budd Road. Pending comments from Fox Township, Staff has no concerns regarding the ability of Budd Road to support a proposed home at this location.

#### **ODORS**

No new odors are foreseen.

#### **LIGHTING**

Any new lighting would be for residential use only. Staff does not foresee any concerns regarding lighting.

#### **SCREENING**

No fencing or buffer is presently planned for the property. Any new fences or plantings would be for a residential use. Any new fences would have to follow applicable regulations.

#### **STORMWATER**

Staff is not aware of any stormwater concerns.

#### **UTILITIES**

Electricity is near the property. A new well and septic system would have to obtain applicable permits.

#### **FINDINGS OF FACT**

*Existing uses of property within the general area of the property in question. **The area is a mix of agricultural, farmstead, rural estate residential and countryside residential.***

*The Zoning classification of property within the general area of the property in question. **All of the adjacent properties are zoned A-1. Some of these properties have special use permits and/or agricultural building permits.***

*The suitability of the property in question for the uses permitted under the existing zoning classification. **The property is too small for most agricultural uses. Homes are located on adjoining properties and the subject property lacks and an agricultural housing allocation which prevents the construction of a home on the property.***

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. **The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The proposed amendment fits the development of the area and benefits the petitioner by giving him the opportunity to sell the property for a residential purpose instead of a purely agricultural use.***

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The proposed amendment is consistent with the Land Resource Management Plan.***

#### **RECOMMENDATION**

Staff recommends approval of the proposed map amendment.

**ATTACHMENTS**

1. Application Materials (Including the Petitioner's Findings of Fact and Survey)
2. Aerial
3. Looking East
4. Looking North
5. Looking Northwest
6. Looking West
7. Looking South
8. NRI Summary
9. 7.26.17 Fox Township Correspondence
10. 7.31.17 Millbrook Email
11. 8.1.17 ZPAC Minutes
12. 8.9.17 Yorkville Email
13. 8.15.17 Fox Township Email





**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Yorkville, IL • 60560  
 (630) 553-4141 Fax (630) 553-4179

**APPLICATION**

PROJECT NAME McNelis Map Amendment FILE #: 17-21

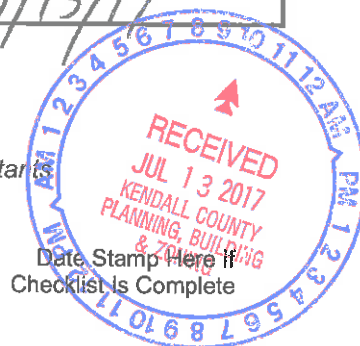
NAME OF APPLICANT <u>Tom McNelis</u>		
CURRENT LANDOWNER/NAME(S) <u>Tom McNelis</u>		
SITE INFORMATION ACRES <u>3.86</u>	SITE ADDRESS OR LOCATION <u>Budd Rd Yorkville</u>	ASSESSOR'S ID NUMBER (PIN) <u>04-15-200-023</u>
EXISTING LAND USE	CURRENT ZONING <u>Vacant Residential</u>	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<sup>1</sup> PRIMARY CONTACT <u>Tom McNelis</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # <u>[Signature]</u>	PRIMARY CONTACT OTHER #(Cell, etc.) <u>[Signature]</u>
<sup>2</sup> ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]	DATE <u>7/13/17</u>	

FEE PAID: \$ 500.00

CHECK #: [REDACTED]

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultant



Date Stamp Here if Checklist Is Complete

Please fill out the following findings of fact to the best of your capabilities. § 13.07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any map amendment request. They are as follows:

*Existing uses of property within the general area of the property in question.*

Vacant Residential

Property Is Surrounded By Residential Properties On 4 Sides With 298' Frontage On Budd Rd.

*The zoning classification of property within the general area of the property in question.*

Appears To A1 And R1

*The suitability of the property in question for the uses permitted under the existing zoning classification.*

Not Being Farmed. Not Suitable For Ag.

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification.*

New Homes Have Been Built For Residential Use Only Examples Kinzel And Scgo

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.*

At The Time Of Purchase Youville Designated This Parcel As 1-2 Acre Residential. The Trend In This Area Has Been Residential.

I would like to Rezone  
The Property from A1  
to R1 in order to sell  
the property so that someone  
can construct a home on the  
site.



07/12/2017

**LEGAL DESCRIPTION:**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 14 OF SAID TOWNSHIP 330.0 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 19 SECONDS EAST 274.56 FEET TO THE CENTERLINE OF BUDD ROAD; THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST ALONG SAID CENTERLINE 539.64 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 497.15 FEET TO A POINT HERINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE, 386.77 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 147.01 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 209.74 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 83 DEGREES 46 MINUTES 31 SECONDS WEST ALONG SAID CENTERLINE 88.38 FEET; THENCE NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST 305.0 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 29 SECONDS WEST 150.0 FEET; THENCE NORTH 02 DEGREES 59 MINUTES 31 SECONDS EAST 212.16 FEET TO A LINE DRAWN NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST FROM POINT A AFORESAID; THENCE SOUTH 89 DEGREES 26 MINUTES 38 SECONDS EAST, 408.03 FEET TO A LINE DRAWN NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 53 MINUTES 29 SECONDS EAST, 426.73 FEET TO THE POINT OF BEGINNING IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.

GEORGE E. COLE® No. 229 REC  
LEGAL FORMS February 2000

200100013046  
Filed for Record in  
KENDALL COUNTY, ILLINOIS  
PALL ANDERSON  
07-18-2001 At 03:53 pm.  
QCD J TENCY 43.50

**QUIT CLAIM DEED  
JOINT TENANCY  
Statutory (Illinois)  
(Individual to Individual)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty merchantability or fitness for a particular purpose.

Above space for Recorder's use only

THE GRANTOR(S) Barbara J. Hick Formerly Known As Barbara J. McNelis  
1659 Lexington Dr.

of the City \_\_\_\_\_ of Montgomery County of Kendall State of Illinois for the consideration of Seventeen Thousand DOLLARS, and other good and valuable considerations \_\_\_\_\_ in hand paid, CONVEY(S) \_\_\_\_\_ and QUIT CLAIM(S) \_\_\_\_\_ to Thomas J. McNelis

\_\_\_\_\_ (Name and Address of Grantees)  
not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in Kendall County, Illinois, commonly known as Budd Rd 04-15-200-023, legally described as: \_\_\_\_\_ (Street Address)  
See Attached

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 04-15-200-023

Address(es) of Real Estate: Budd Rd Yorkville, IL

DATED this: \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Please print or type name(s) below signature(s)  
\_\_\_\_\_  
Barbara J. Hick  
Thomas J. McNelis  
\_\_\_\_\_  
Barbara J. Hick  
Thomas J. McNelis  
\_\_\_\_\_  
Barbara J. Hick  
Thomas J. McNelis



State of Illinois, County of \_\_\_\_\_ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

IMPRESS SEAL HERE

Barbara J. Hick  
personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18 day of June 20 01

Commission expires 7-30 20 01 Cerime L. Pittman  
NOTARY PUBLIC

This instrument was prepared by Tom McNeilis [Redacted]

MAIL TO: { Tom McNeilis  
(Name)  
[Redacted]  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Tom McNeilis  
(Name)  
[Redacted]  
(Address)

OR RECORDER'S OFFICE BOX NO. [Redacted] (City, State and Zip)

STATE OF ILLINOIS  
JUL. 18. 01  
KENDALL COUNTY

STATE TAX

# 0000002247

REAL ESTATE TRANSFER TAX
000 1700
FP35 1015

COUNTY OF KENDALL  
REAL ESTATE TRANSFER TAX  
\$ 8.50 *AS*

GEORGE E. COLE®  
LEGAL FORMS

Barbara T. Hick

TO

Thomas J. McNeilis

Quit Claim Deed  
JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

**LEGAL DESCRIPTION:**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 14 OF SAID TOWNSHIP 330.0 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 19 SECONDS EAST 274.56 FEET TO THE CENTERLINE OF BUDD ROAD; THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST ALONG SAID CENTERLINE 539.64 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 497.15 FEET TO A POINT HERINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE, 388.77 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 147.01 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 209.74 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 83 DEGREES 46 MINUTES 31 SECONDS WEST ALONG SAID CENTERLINE 88.38 FEET; THENCE NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST 305.0 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 29 SECONDS WEST 150.0 FEET; THENCE NORTH 02 DEGREES 59 MINUTES 31 SECONDS EAST 212.16 FEET TO A LINE DRAWN NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST FROM POINT A AFORESAID; THENCE SOUTH 89 DEGREES 26 MINUTES 38 SECONDS EAST, 408.03 FEET TO A LINE DRAWN NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 53 MINUTES 29 SECONDS EAST, 426.73 FEET TO THE POINT OF BEGINNING IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.

KENDALL COUNTY  
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Tom McNelis  
Address [Redacted]  
City [Redacted] State [Redacted] Zip [Redacted]

2. Nature of Benefit Sought \_\_\_\_\_

3. Nature of Applicant: (Please check one)

- Natural Person
- Corporation
- Land Trust/Trustee
- Trust/Trustee
- Partnership
- Joint Venture

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

N/A

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
<u>N/A</u>		

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

N/A

VERIFICATION

I, \_\_\_\_\_, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact>

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_

(seal)

\_\_\_\_\_  
Notary Public





Kendall County Soil & Water Conservation District

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3

www.kendallswcd.org

**NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION**

Petitioner: Tom Mc Nelis Contact Person: Tom Mc Nelis  
 Address: [Redacted]  
 City, State, Zip: [Redacted]  
 Phone Number: [Redacted]  
 Email: [Redacted]

Please select: How would you like to receive a copy of the NRI Report?  Email  Mail

**Site Location & Proposed Use**

Township Name Fox Township 36 N, Range 6 E, Section(s) 15  
 Parcel Index Number(s) 04-15-200-023  
 Project or Subdivision Name \_\_\_\_\_ Number of Acres 3.86  
 Current Use of Site Vacant Residential Proposed Use Improved Residential  
 Proposed Number of Lots 1 Proposed Number of Structures New Home (1)  
 Proposed Water Supply Well Proposed type of Wastewater Treatment Septic  
 Proposed type of Storm Water Management \_\_\_\_\_

**Type of Request**

Change in Zoning from A1 to R1  
 Variance (Please describe fully on separate page)  
 Special Use Permit (Please describe fully on separate page)  
 Name of County or Municipality the request is being filed with: Kendall

In addition to this completed application form, please including the following to ensure proper processing:

- Plat of Survey/Site Plan – showing location, legal description and property measurements
- Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
- If available: topography map, field tile map, copy of soil boring and/or wetland studies
- NRI fee (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.

Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	\$ <u>375.00</u>
_____ Additional Acres at \$18.00 each	\$ _____
<b>Total NRI Fee</b>	<b>\$ <u>300.00</u></b>

**NOTE:** Applications are due by the 1<sup>st</sup> of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

[Redacted Signature] \_\_\_\_\_  
 Petitioner or Authorized Agent

19 Jun 2017  
 Date

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

**FOR OFFICE USE ONLY**

NRI# 1705 Date initially rec'd 6/19/17 Date all rec'd \_\_\_\_\_ Board Meeting 7/10/17  
 Fee Due \$ 300.00 Fee Paid \$ 300.00 Check \_\_\_\_\_ Over/Under Payment \_\_\_\_\_ Refund Due \_\_\_\_\_

















**Kendall County Land Evaluation and Site Assessment (LESA):**

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **LAND EVALUATION (LE)** – The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
- **SITE ASSESSMENT (SA)** – The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Kendall County LESA Committee is responsible for this portion of the LESA system.

**Table 4a: Land Evaluation Computation**

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
145B	2	94	2.6	244.4
193B	4	79	1.2	94.8
<b>Totals</b>			<b>3.8</b>	<b>339.2</b>
<b>LE Score</b>		<b>LE = 339.2/3.8</b>		<b>LE = 89</b>

The Land Evaluation score for this site is **89**, indicating that this site is predominately prime farmland well suited for agricultural production.

**Table 4b: Site Assessment Computation**

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	30
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
<b>B.</b>	<b>Compatibility / Impact on Uses</b>	
	1. Distance from city or village limits. (20-10-0)	10
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
<b>C.</b>	<b>Existence of Infrastructure</b>	
	1. Availability of public sewage system. (10-8-6-0)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	2
	<b>Site Assessment Score:</b>	<b>89</b>

**Land Evaluation Value: 89 + Site Assessment Value: 89 = LESA Score: 178**

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

The **LESA Score for this site is 178** which indicates a **low level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

**LAND USE OPINION:**

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Tom McNelis for the proposed R-1 Rezoning project. This parcel is located in Section 15 of Fox Township (T.36N.-R.6E. of the 3<sup>rd</sup> Principal Meridian) in Kendall County. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board has the following opinions and recommendations.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored an 89 out of a possible 100 points indicating the soils found on the project site are predominately prime farmland well suited for agricultural production. Of the soils identified onsite, both (145B and 193B) are designated as prime farmland.

For proposed land uses, soils can have potential limitations. This report indicates that for soils located on the parcel, 30% of the soils are very limited for dwellings with basements. This information is based on the soil in an undisturbed state and does not replace the need for site specific soil testing. Some soil reclamation, special design, or maintenance may be required to obtain suitable soil conditions to support development with significant limitations. Additionally, if the scope of the project includes the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Fox River Watershed and Hollenback Creek subwatershed.

This development should include a soil erosion sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution. Eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense project uses it may be necessary to have a drainage tile survey completed on the parcel to locate any subsurface drainage tile if suspected onsite. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Compiled Statutes, Ch. 70, Par 405/22.02a).

Chair \_\_\_\_\_ Date 7-10-17

## Matt Asselmeier

---

**From:** Matt Asselmeier  
**Sent:** Wednesday, July 26, 2017 11:31 AM  
**To:** 'Fox Township'  
**Subject:** RE: Map Amendment Petition 17-21

Jeff:

There is no building permit available for this property if it remains A-1, which is why the petitioner is asking for R-1 zoning.

The minimum lot size in the R-1 is the same as the A-1, 2.98 acres +/- (130,000 square feet). As such, the property could not be subdivided without several variances to the Zoning Ordinance (which are unlikely).

The R-1 is the closest the County has to "Estate Zoning" because the largest minimum lot size of a residential zoning district in Kendall County is the minimum lot size of the R-1 District.

If you have any other questions, please let me know.

Thanks,

Matthew H. Asselmeier, AICP  
Senior Planner  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498  
PH: 630-553-4139  
Fax: 630-553-4179

---

**From:** Fox Township [<mailto:foxtownshipsupervisor@gmail.com>]  
**Sent:** Wednesday, July 26, 2017 11:11 AM  
**To:** Matt Asselmeier  
**Subject:** Re: Map Amendment Petition 17-21

Matt,

Just a question or two about the McNelis Budd Road rezone request.

Is there a building permit available on this property?

Can this property be subdivided into more than one buildable lot?

Is there a more suitable zoning class than R-1 such as an Estate zoning?

Thank you in advance for your comments.

Jeff Spang

Fox Township Supervisor.

**Matt Asselmeier**

---

**From:** Jackie Lemmerhirt-Kowalski [jackie@borlanorth.com]  
**Sent:** Monday, July 31, 2017 2:13 PM  
**To:** Matt Asselmeier  
**Subject:** RE: Village of Millbrook IGA

And on a different topic, the Village of Millbrook has no objection to the zoning change to Mr. McNelis' property on Budd Road for Petition 17-21.

Thank you,  
Jackie

\*\*\*\*\*  
Jackie Kowalski  
Litigation Paralegal  
Borla, North & Associates, P.C.  
630-969-3903  
630-969-3931 (fax)

"Like" us on Facebook 

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
August 1, 2017 – Unapproved Meeting Minutes**

Senior Planner Matt Asselmeier called the meeting to order at 9:01 a.m.

Present:

Megan Andrews – Soil and Water Conservation District  
Jason Langston – Sheriff's Office  
Aaron Rybski – Health Department  
David Guritz – Forest Preserve  
Greg Chismark – WBK Engineering, LLC  
Don Clayton – GIS  
Brian Holdiman – PBZ Department  
Matt Asselmeier – PBZ Department

Absent:

Fran Klaas – Highway Department  
Greg Chismark – WBK Engineering, LLC  
Robert Davidson – PBZ Committee Chair

Audience: Tom McNelis and Robert Schneider

**AGENDA**

Mr. Asselmeier asked that Petition 17-21 be moved up to after the approval of the minutes.

Ms. Andrews made a motion, seconded by Mr. Langston, to approve the agenda as proposed. With a voice vote of all ayes the motion carried.

**MINUTES**

Ms. Andrews made a motion, seconded by Mr. Langston, to approve the July 11, 2017 meeting minutes. With a voice vote of all ayes the motion carried.

**PETITIONS**

**17-21 Tom McNelis – Map Amendment Rezoning Property Identified by PIN 04-15-200-003 from A-1 to R-1, 14000 Block of Budd Road Approximately 0.98 Miles from Millbrook Road on the North Side of Budd Road in Fox Township**

Mr. Asselmeier provided a summary of this proposed map amendment. The petitioner desires the rezoning in order to construct a house on the property at some point in the future. The property does not have a housing allocation. The properties to the north, east and west have houses. Any new structures would have to obtain the necessary building permits; permits for well and septic would also have to be secured before a house is constructed. The Village of Millbrook expressed no concerns regarding this proposal; Fox Township has not submitted any comments.

The home allowed on the property could only be for one (1) single-family home.

Mr. Holdiman stated the setbacks are fifty feet (50') from the side property lines, fifty feet (50') from the rear property line and one hundred fifty feet (150') from the centerline of Budd Road.

Ms. Andrews said the NRI Report was approved previously.

Mr. McNelis noted that residential uses were located on the west, east and north of the property.

There were no questions from the Committee to the applicant.

Mr. Rybski made a motion, seconded by Mr. Guritz, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on August 23<sup>rd</sup>.

Mr. Asselmeier asked that Petition 17-22 be moved ahead of Petition 17-19. Without objection, the agenda was amended.

**17-22 Stor-Mor, Inc. – Major Amendment to Special Use Permit Granted by Ordinance 2016-15 Allowing an Enclosed Self Storage Facility and an Outdoor Storage Facility at 1317 Route 31 (PINs: 03-07-278-011, 03-07-278-010 and 03-07-278-009) in Oswego Township**

Mr. Asselmeier provided a summary of this proposed amendment to the special use permit. The petitioner would like to construct one (1) one thousand, six hundred fifty (1,650) square foot building, construct one (1) four thousand, three hundred (4,300) square foot building, reduce the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amend the landscaping plan by removing the proposed vegetation south of the proposed four thousand, three hundred (4,300) square foot building. Oswego Township expressed no opposition to this proposal; the Village of Montgomery has not submitted any comments.

The proposed new buildings would be used for the same purpose as the existing storage buildings.

Mr. Holdiman stated that the intent of the screening was for outdoor storage therefore he had no objections to the petitioner's screening proposal.

Mr. Holdiman asked if the Oswego Fire Protection District approved not having sprinklers in the buildings, similar to the other buildings. Mr. Schneider said he has not asked about these specific buildings, but no problems existed in the past. Mr. Holdiman advised Mr. Schneider to confirm this information with the Oswego Fire Protection District.

Mr. Rybski asked if the buildings were served by public utilities. Mr. Asselmeier said yes. Mr. Schneider added that the office was the only building that had plumbing.

The petitioner currently has stormwater information under review. Mr. Schneider said that he was not increasing impervious surface. The detention pond shown on the site plan already exists.

Mr. Schneider asked, if he did an expansion in the future, would he need to go through the same process. Mr. Asselmeier said that he would need a major amendment to the special use permit because the site plan is approved as part of the special use permit.

Mr. Holdiman made a motion, seconded by Mr. Rybski, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on August 23<sup>rd</sup>.

**17-19 Pulte Group Representing Dave Hamman – Renew Special Use Permit Granted by Ordinance 2004-43 Allowing the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-006 and Revoking the Special Use Permit for the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-004, Northeast Corner of U.S. 34 and Hafenrichter (Farnsworth) in Oswego Township**

Mr. Asselmeier provided a summary of this proposed special use permit. He stated that the special use permit required the sign to be renewed every three (3) years; the sign was approved in 2004. Oswego Township expressed no opposition to this request. The City of Aurora has not submitted any comments. The location of the sign in relation to the property line must be determined; it needs to be ten feet (10') off of the property line. A building permit would be required because the sign was moved from its original location.

Mr. Rybski made a motion, seconded by Mr. Langston, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on August 23<sup>rd</sup>.

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

None

**UPDATES OF PETITIONS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Guritz made a motion, seconded by Mr. Langston, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:30 a.m., adjourned.

## **Matt Asselmeier**

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**From:** Krysti Barksdale-Noble [knoble@yorkville.il.us]  
**Sent:** Wednesday, August 09, 2017 7:46 PM  
**To:** Matt Asselmeier  
**Cc:** Jason Engberg; Bart Olson  
**Subject:** RE: Map Amendment Petition 17-21

Matt,

This item was discussed at tonight's Planning and Zoning Commission meeting and there were no objections expressed. I will forward the favorable recommendation to the City Council at the August 22<sup>nd</sup> meeting and update you on the final outcome.

Best Regards,

***Krysti J. Barksdale-Noble, AICP***

Community Development Director  
United City of Yorkville  
800 Game Farm Road  
Yorkville, Illinois 60560  
Direct: (630) 553-8573  
Fax: (630) 553-3436  
Cell: (630) 742-7808  
[www.yorkville.il.us](http://www.yorkville.il.us)

---

**From:** Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]  
**Sent:** Wednesday, July 19, 2017 3:47 PM  
**To:** Krysti Barksdale-Noble  
**Cc:** Jason Engberg; Bart Olson  
**Subject:** RE: Map Amendment Petition 17-21

Krysti:

Thanks for letting me know.

Matthew H. Asselmeier, AICP  
Senior Planner  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498  
PH: 630-553-4139  
Fax: 630-553-4179

---

**From:** Krysti Barksdale-Noble [mailto:knoble@yorkville.il.us]  
**Sent:** Wednesday, July 19, 2017 2:31 PM  
**To:** Matt Asselmeier  
**Cc:** Jason Engberg; Bart Olson  
**Subject:** RE: Map Amendment Petition 17-21



## **Matt Asselmeier**

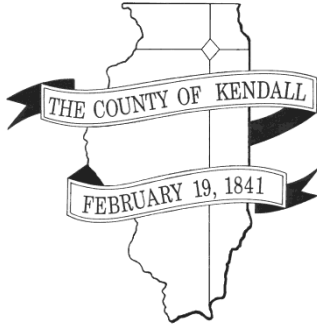
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**From:** Fox Township [foxtownshipsupervisor@gmail.com]  
**Sent:** Tuesday, August 15, 2017 11:57 AM  
**To:** Matt Asselmeier  
**Subject:** McNelis Re-Zoning

Matt,

The Fox Township Board of Trustees discussed the proposed McNelis Re-Zoning petition at last night's meeting. We found no objection to the proposal. Thank you for the information you provided.

Jeff Spang  
Fox Township Supervisor



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 17-22  
Stor-Mor, Inc.  
Major Amendment to Special Use Permit**

**INTRODUCTION**

Stor-Mor, Inc., represented by Robert Schneider, would like four (4) amendments to the special use permit for an enclosed self storage facility and an outdoor storage facility as allowed by Ordinance 2016-15. These amendments are:

1. Construct One (1) 1,650 Square Foot Building (West Building)
2. Construct One (1) 4,300 Square Foot Building (South Building)
3. Reduce the Number of Vehicles Stored Onsite from Twenty-Nine (29) to Sixteen (16)
4. Amend the Landscaping Plans by Removing the Proposed Vegetation South of the Proposed 4,300 Square Foot Building.

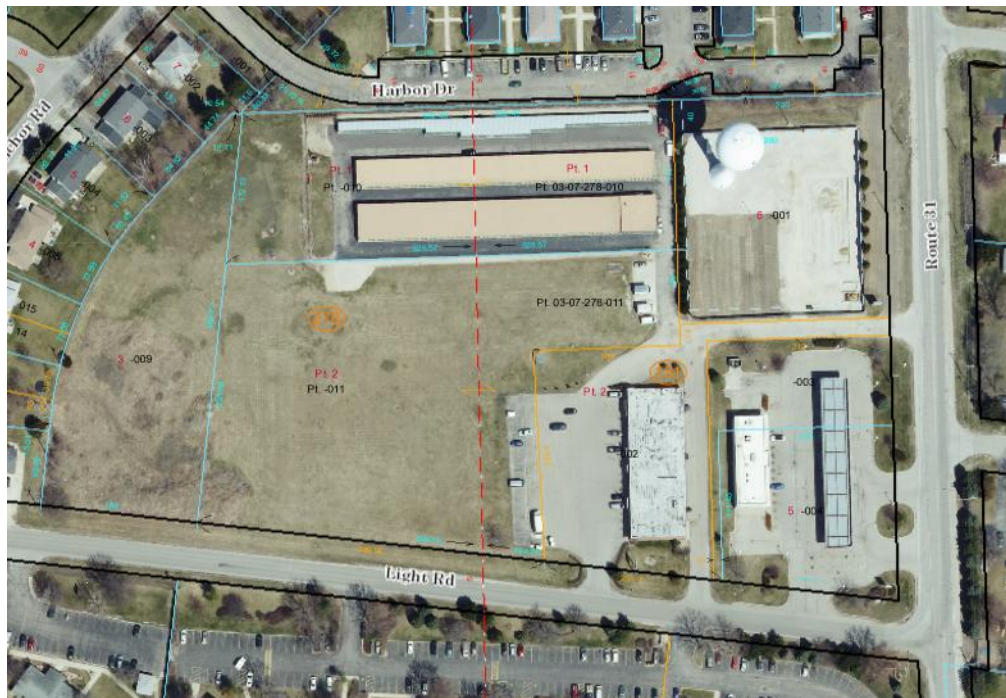
The petitioner's application is included as Attachment 1. The amended site plan is included as Attachment 2. The amended landscaping plan is included as Attachment 3. Ordinance 2016-15 is included as Attachment 4.

**SITE INFORMATION**

PETITIONER Stor-Mor, Inc. represented by Robert Schneider

ADDRESS 1317 Route 31

LOCATION Northwest Corner of State Route 31 and Light Road



TOWNSHIP Oswego

PARCEL # 03-07-278-009, 03-07-278-010 and 03-07-278-011

LOT SIZE 6.0 Acres +/-

EXITING LAND USE Vacant and Storage Units

ZONING B-2 (General Business District) with a Special Use Permit

LRMP	Land Use	Commercial
	Roads	Route 31 is a State Road classified as an Arterial Roadway; Light Road is a Township Road classified as a Minor Collector Roadway
	Trails	Regional Trail along Light Road
	Floodplain/ Wetlands	None

**REQUESTED ACTION**

Major Amendment to a Special Use Permit:

1. Construct One (1) 1,650 Square Foot Building
2. Construct One (1) 4,300 Square Foot Building
3. Reduce the Number of Vehicles Stored Onsite from Twenty-Nine (29) to Sixteen (16)
4. Amend the Landscaping Plans by Removing the Proposed Vegetation South of the Proposed 4,300 Square Foot Building.

APPLICABLE REGULATIONS Section 9.03 C.20 – B-2 Special Uses – Permits Outdoor Storage provided such storage is screened from adjacent and surrounding properties

Section 13.08 – Special Use Procedures

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Multi-Family	R-7	Suburban Residential	B-2; R-6; R-7; R-1; M-1
South	Multi-Family	R-7	Suburban Residential	R-7; R-6; Oswego
East	Commercial	B-1	Suburban Residential	B-1; B-3; R-5
West	Single-Family	R-7	Suburban Residential	B-2; R-6; M-1

**PHYSICAL DATA**

**ENDANGERED SPECIES REPORT**

Application submitted for previous application in August 2016. Consultation was terminated in 2016.

**NATURAL RESOURCES INVENTORY**

Application reviewed in September 2016. The LESA score was 146 indicating a low level of protection.

**ACTION SUMMARY**

**OSWEGO TOWNSHIP**

Oswego Township had no objections to this proposal (See Attachment 9).

## **VILLAGE OF MONTGOMERY**

Application sent to the Village of Montgomery on 7.18.17. To date, no comments received. The Village had no objections to the original proposal.

## **ZPAC**

ZPAC reviewed this proposal on 8.1.17. ZPAC had no objections to the petitioner's proposed changes to the landscaping plan. They requested that the petitioner confirm with the Oswego Fire Protection District that the proposed buildings did not need sprinklers. ZPAC unanimously recommended approval of the proposal; minutes of the meeting are included as Attachment 10.

## **GENERAL**

In 2016, Stor-Mor, Inc. received a zoning map amendment from B-1 (Local Shopping) to B-2 (General Business) to provide an expansion of an existing enclosed self-service storage facility as well as to provide outdoor storage. The petitioner currently has three existing storage buildings located on the subject parcels consisting of a 5,400 square foot building, a 10,230 square foot building and a 13,640 square foot building. The petitioner intends to construct an 8,400 square foot building per the special use permit granted in 2016.

As part of the amendment to the special use permit, the petition desires to construct a 4,300 square foot building south of the proposed 8,400 square building and a 1,650 square foot building east of the detention pond and west of the existing buildings. All building would be used for residential and commercial storage rental space. As a result of constructing the 1,650 square foot building, thirteen (13) of the parking stalls for outdoor RV storage would be removed; this would drop the number of RV spaces from twenty-nine (29) to sixteen (16). The proposed buildings would face inside the complex (the 4,300 square foot building would face north and the 1,650 square foot building would face east).

The hours of operation would remain the same as they are currently for the existing self-service storage facility which has office hours of Monday through Saturday from 8:00 a.m. to 5:00 p.m. and gate hours of 7:00 a.m. to 7:00 p.m.

Pictures of the property are included as Attachments 5-8.

## **SCREENING**

The petitioner also desires to remove the proposed landscape vegetation from a portion of the south property line immediately south of the proposed 4,300 square foot building. Under the original special use permit, the petitioner planned to plant evergreen trees, ornamental trees, deciduous shrubs and evergreen shrubs. The petitioner desires to install the same types of plants, but not as far east as originally proposed. The exterior of the 4,300 square foot building would replace the removed plants. Section 9.03 C.20 of the Kendall County Zoning Ordinance requires screening from adjacent and surrounding properties.

## **BUILDING CODES**

Building permit will be required for all of the proposed structures.

Prior to construction, approval from the Oswego Fire Protection District should be received that this dead end access drive will not require a turnaround for emergency vehicles.

## **STORMWATER MANAGEMENT**

The petitioner is currently working with the County regarding his stormwater management permits.

## **LIGHTING**

No lighting is being provided for the outdoor storage area. The only additional lighting being provided will be located on the proposed building facing the inside of the complex.

## **FINDINGS OF FACT**

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. True. The petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including fencing and*

**appropriate landscape screening.**

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.* **True. Adequate landscaping screening will be provided to effectively screen the proposed use from adjacent residential properties. The only lighting being added to the property is security lighting on the structures and will comply with the provisions of Section 11.02.F.12 of the Zoning Ordinance to ensure adjacent properties are not impacted by any glare.**

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.* **No new access roads or points of ingress and egress are proposed. Approval of the Oswego Fire Protection District for access and sprinkler issues are two proposed restrictions to address this criteria.**

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer.* **The petition has provided a site plan that complies with the requirements for the proposed use.**

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.* **This special use is consistent with the Land Resource Management Plan as amended in 2016 for this area.**

**RECOMMENDATION**

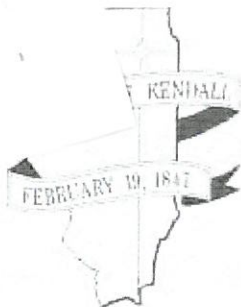
Staff recommends the approval of the special use permit subject to the following restrictions:

1. Ordinance 2016-15 is hereby repealed.
2. **The property will be developed in accordance with the site plan (Amended Restriction).**
3. A building permit shall be secured prior to construction of the proposed storage buildings.
4. **Prior to the issuance of a building permit, the Oswego Fire Protection District should approve that the dead end access drive will not require a turnaround for emergency vehicles (New Restriction).**
5. **Prior to the issuance of a building permit, the Oswego Fire Protection District should confirm whether or not the proposed structures require sprinklers (Added by ZPAC).**
6. A stormwater management permit shall be secured prior to the development of the property.
7. **The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties as proposed by the applicant (Amended Restriction).**
8. Office hours of operation shall be limited to 8:00 a.m. to 5:00 p.m. **Mondays through Saturdays** and gate hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. **every day (Amended Restriction).**
9. No more than **sixteen (16)** vehicles may be stored on site at a time **(Amended Restriction).**
10. All vehicles stored on site shall be located within a designated stall.
11. All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance. **The lighting installed on the 4,300 square foot building shall face north and the lighting installed on the 1,650 square foot building shall face east (Amended Restriction).**
12. **The business allowed by this special use permit shall follow all applicable Federal, State and Local laws related to the operation of this type of business (New Restriction).**
13. Failure to comply with the above restrictions and conditions shall be interpreted as a violation of the Zoning Ordinance of Kendall County and could result in the revocation of the special use permit or other legal actions.
14. **If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid (New Restriction).**

**ATTACHMENTS**

1. Application (Including Petitioner's Findings of Fact)

2. Site Plan
3. Landscaping Plan
4. Ordinance 2016-15
5. Facing West and South Building Location
6. Facing Southwest at South Building Location
7. South Building Location Looking South
8. West Building Location
9. 7.25.17 Email from Oswego Township
10. 8.1.17 ZPAC Minutes



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

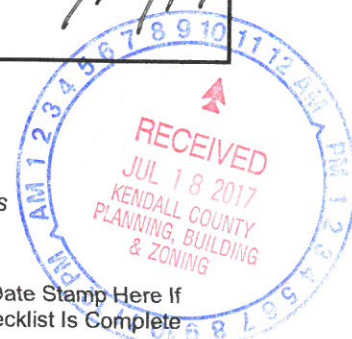
111 West Fox Street • Yorkville, IL • 60560  
 (630) 553-4141 Fax (630) 553-4179

**APPLICATION**

PROJECT NAME Star-Mor Major Amendment FILE #: 17-22

NAME OF APPLICANT <u>Star-mor INC.</u>		
CURRENT LANDOWNER/NAME(S) <u>Robert Schneider &amp; George Murawski</u>		
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION <u>1317 Rt 31 Oswego</u>	ASSESSOR'S ID NUMBER (PIN) <u>03-07-278-010</u> <u>03-07-278-011</u>
EXISTING LAND USE <u>Self Storage</u>	CURRENT ZONING <u>B-2</u>	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply): <input checked="" type="checkbox"/> SPECIAL USE      ___ MAP AMENDMENT (Rezone to ___)      ___ VARIANCE ___ ADMINISTRATIVE VARIANCE      ___ A-1 CONDITIONAL USE for: _____      ___ SITE PLAN REVIEW ___ TEXT AMENDMENT      ___ RPD (___ Concept; ___ Preliminary; ___ Final)      ___ ADMINISTRATIVE APPEAL ___ PRELIMINARY PLAT      ___ FINAL PLAT      ___ OTHER PLAT (Vacation, Dedication, etc.) <input checked="" type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input checked="" type="checkbox"/> Major; ___ Minor)		
PRIMARY CONTACT <u>Robert Schneider</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER #(Cell, etc.) <u>(cell)</u>
ENGINEER CONTACT <u>Tebugge Engineering</u>	ENGINEER MAILING ADDRESS [REDACTED]	ENGINEER EMAIL [REDACTED]
ENGINEER PHONE # [REDACTED]	ENGINEER FAX # [REDACTED]	ENGINEER OTHER #(Cell, etc.) [REDACTED]
I HEREBY CERTIFY THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]		DATE <u>7/17/17</u>

FEE PAID: \$1905  
 CHECK # [REDACTED]



<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

\_\_\_\_\_ 15 Copies of a Site Plan for the property involved depicting the following\*:

- \_\_\_\_\_ Title/Project name
- \_\_\_\_\_ Scale of Drawing
- \_\_\_\_\_ "North Arrow" showing north at top of the drawing
- \_\_\_\_\_ Location and dimensions of all proposed structures (including square footage, seating capacity, etc.)
- \_\_\_\_\_ Proposed parking including stall dimensions as well as width of circulation aisles, driveways
- \_\_\_\_\_ Location of proposed signage (If applicable)
- \_\_\_\_\_ Location and details of proposed fencing (If applicable)
- \_\_\_\_\_ Location and details of proposed screening of proposed refuse area (if applicable)

\_\_\_\_\_ Copy of the proposed Site Plan must be submitted in PDF format on CD or emailed to PBZ Dept.

\_\_\_\_\_ Site data including the following:

- \_\_\_\_\_ 7 Total Acres
- \_\_\_\_\_ 7 Number of proposed parking stalls
- \_\_\_\_\_ Number of required parking stalls
- \_\_\_\_\_ 1 Number of proposed handicap parking stalls
- \_\_\_\_\_ Number of required handicap parking stalls

(\*if submitting copies of 11"x17" or smaller, one additional 24"x36" copy is requested for display purposes.)

- N/A \_\_\_\_\_ 2 Copies of a Photometric Plan (if proposed parking exceeds 30 stalls) including fixture details and pole mounting heights
- \_\_\_\_\_ 3 Copies of a Landscape Plan including existing and proposed vegetation
- \_\_\_\_\_ Phasing Plan (if applicable)
- \_\_\_\_\_ Building Elevations showing all four sides indicating height, building materials, and colors
- \_\_\_\_\_ Any other information requested by the Planning, Building and Zoning Department (i.e. Traffic Studies, Tree Surveys, Wetland Delineation, Pedestrian Circulation Plan, etc.)

**THE FOLLOWING ITMES MUST BE SUBMITTED PRIOR TO THE REGIONAL PLAN COMMISSION MEETING AND THE SPECIAL USE HEARING:**

- \_\_\_\_\_ Copy of Letter of Notification (staff will help put together
- \_\_\_\_\_ Proof of publication 15 to 30 days before the public hearing
- \_\_\_\_\_ Proof of notification to recipients (i.e. green/white receipts)
- \_\_\_\_\_ List of notice recipients  
(Within 500' excluding existing road R.O.W. if property is zoned as A-1 Agricultural, surrounding properties if existing zoning is other than A-1)

**NOTE: PRIOR TO BEING PLACED ON THE REGIONAL PLAN COMMISSION AGENDA, THE PETITION MUST BE HEARD AND DISCUSSED BY THE AFFECTED TOWNSHIP AND MUNICIPALITY AT THEIR RESPECTIVE BOARD MEETINGS.**



7/17/17

### **Description of Proposed Use of Property**

The property being considered for modification for special use is for the purposes of expanding the capacity of a self storage facility. We currently operate a self storage facility on the property, and are proposing the addition of 2 new buildings.

The business has an on-site resident manger team of a husband & wife that live in the attached apartment on the property. We are open Monday through Saturday from 8:00 AM – 5:00 PM, closed Sundays and Holidays. We also rent U-Haul trucks & trailers.

7/17/17

### **Purpose of Special Use Request**

The purpose of the special use request is because we would like to modify our approved site plan from last year by substituting much of the approved RV parking stalls with the inclusion of 2 new storage buildings instead. One of the proposed buildings would run south of, and parallel with our existing buildings, and the 2<sup>nd</sup> new building would run perpendicular with our existing buildings, running north and south near the west end of the existing buildings.

Neither building would add impervious areas to the development since both of these areas have already been engineered and approved for RV parking spaces, and would have been paved with asphalt.

The new building proposed on the south portion, should now eliminate the need for the landscape screening previously proposed and required for the RV parking spaces which we will be eliminating in that area. The remaining RV storage areas left on the plan will still have the necessary landscape screening as previously designed.

OWNER'S POLICY (1992)  
SCHEDULE A (CONTINUED)

POLICY NO.: [REDACTED] AU

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

LOT 1 OF RESUBDIVISION OF PART OF LOT 5 OF UNIT TWO, MARINA TERRACE (EXCEPT THAT PART FALLING IN THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF SAID RESUBDIVISION; THENCE SOUTH 01 DEGREE 45 MINUTES EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE NO. 31 A DISTANCE OF 255.00 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES WEST 245.00 FEET; THENCE NORTH 01 DEGREES 46 MINUTES WEST 255 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE NORTH 88 DEGREES 14 MINUTES EAST ALONG SAID NORTH LINE 245.00 FEET TO THE POINT OF BEGINNING, IN OSWEGO TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PIN # 03-07-278-010

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

**ALTA Commitment  
Schedule C**

File No.: [REDACTED]

**Legal Description:**

Lot 3 and that part of Lot 2 of the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace (except those parts described as follows):

commencing at the Southeast corner of Lot 5 in Unit Two, Marina Terrace; thence North 83 degrees, 39 minutes, 05 seconds West, along the Southerly line of Lot 5, 212.12 feet for a point of beginning; thence North 01 degree, 46 minutes, 00 seconds West 272.52 feet; thence North 88 degrees, 14 minutes, 00 seconds East 210.00 feet to a point on the East line of Lot 5; thence South 01 degrees 46 minutes, 00 seconds East along said East line, 102.49 feet; thence South 88 degrees, 14 minutes, 00 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 00 seconds East, 171.48 feet to the Southerly line of Lot 5; thence North 83 degrees, 39 minutes, 05 seconds West along said Southerly line, 10.10 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois

and excepting that part of Lot 2 of the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, described as follows: commencing at the Southwest corner of said Lot 2; thence South 83 degrees, 39 minutes, 05 seconds East along the most Southerly line of said lot, 389.46 feet for the point of beginning, thence North 01 degree, 46 minutes, 00 seconds West 239.6 feet; thence North 88 degrees, 14 minutes, 00 seconds East 168 feet; thence North 01 degree, 46 minutes, 00 seconds West 24 feet; thence North 88 degrees, 14 minutes, 00 seconds East 245 feet to the most Easterly line of said lot; thence South 01 degree, 46 minutes, 00 seconds East along said Easterly line 20 feet; thence South 88 degrees, 14 minutes, 00 seconds West 210 feet; thence South 01 degree, 46 minutes, 00 seconds East 272.52 feet to a point on said Southerly line which is 10.10 feet West of the most Southerly Southeast corner thereof; thence North 83 degrees, 39 minutes, 05 seconds West along said Southerly line 205.09 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois and excepting

that part of Lot 2, in the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, bounded by a line described as follows: beginning at the Northeast corner of Lot 1 (being also the most Northerly Northwest corner of said Lot 2), thence North 88 degrees, 14 minutes, 00 seconds East, along the North line of Lot 2, aforesaid, 230 feet to its most Northerly Northeast corner; thence South 01 degree, 46 minutes, 00 seconds East, along the East line thereof; 255 feet, thence South 88 degrees, 14 minutes, 00 seconds West, 245 feet; thence North 01 degree, 46 minutes, 00 seconds West, 84 feet to a point in the South line of said Lot 1; thence North 88 degrees, 14 minutes, 00 seconds East, along said South line; 15 feet to the Southeast corner of said Lot 1; thence South 01 degree, 46 minutes, 00 seconds East, along the West line of Lot 6 Unit Two in said Marina Terrace, 69 feet to the Southwest corner of said Lot 6, thence North 88 degrees, 14 minutes, 00 seconds East, along the South line of said lot, 200 feet to the Southeast corner thereof; thence North 01 degree, 46 minutes 00 seconds West, along the East line of said Lot 6, a distance of 200 feet to its Northeast corner; thence South 88 degrees, 14 minutes, 00 seconds West along the North line of said lot, 200 feet to the Northwest corner thereof; thence North 01 degree, 46 minutes, 00 seconds West, along the East line of Lot 1, aforesaid, 40 feet to the place of beginning in Oswego Township, Kendall County, Illinois.

KENDALL COUNTY  
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Star-mor INC.  
Address 1317 Rt. 31  
City Oswego State IL Zip 60543

2. Nature of Benefit Sought Add buildings

3. Nature of Applicant: (Please check one)  
 Natural Person (a)  
 Corporation (b)  
 Land Trust/Trustee(c)  
 Trust/Trustee (d)  
 Partnership (e)  
 Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
<u>Robert Schweidner</u>	[REDACTED]	<u>50%</u>
<u>George MURAWSKI</u>	[REDACTED]	<u>50%</u>

6. Name, address, and capacity of person making this disclosure on behalf of the applicant: Robert Schweidner President  
[REDACTED]

[REDACTED] VERIFICATION  
[REDACTED], being first duly sworn under oath that I am the person  
[REDACTED] that I am duly authorized to make the disclosure, that I have read  
the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both  
substance and fact>

Subscribed and sworn to before me this 17th day of July, A.D. 2017

(seal)



[REDACTED]  
Notary Public

**Kendall County Soil & Water Conservation District**

7775A State Route 47  
Yorkville, IL 60560

Phone # 630-553-5457 x3      megan.andrews@il.nacdn.net  
Fax #

## NRI Receipt

Date	NRI No.
9/19/2016	1605

Applicant
Stor-Mor Mini Storage

Contact

Check No.	Payment Method
4423	

Item	Project Name	Acres	Additional Acres	Rate	Amount
NRI Executive Summary	Rezoning & Self-storage expansion	3.2		300.00	300.00

<b>Total</b>	\$300.00
--------------	----------



Applicant: Robert Schneider  
 Contact: Robert Schneider  
 Address: 1317 Route 31  
 Oswego, IL 60543

IDNR Project Number: 1611490  
 Date: 06/07/2016

Project: Stor-mor Mini-Storage Site Improvements  
 Address: 1317 Route 31 , Oswego

*Description:* We are building a new 8,100 sf storage building with 0.79 ac of pavement for additional RV and vehicle storage. The existing detention pond will be excavated slightly deeper to provide the required detention needed for the improvements. All BMP's will be utilized

### Natural Resource Review Results

#### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Fox River INAI Site  
 Greater Redhorse (*Moxostoma valenciennesi*)

**An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.**

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:

37N, 8E, 7

37N, 8E, 8



**IL Department of Natural Resources**  
**Contact**  
 Keith Shank  
 217-785-5500  
 Division of Ecosystems & Environment

**Government Jurisdiction**  
 IL Environmental Protection Agency  
 Allan Kellar  
 1021 North Grand Avenue East  
 Springfield, Illinois 62794

#### Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

IDNR Project Number: 1611490

## Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

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EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

## Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



7/17/17

### **Findings of Fact**

The establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.

The special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The Zoning classification of property is consistent with what is already there.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.

Project conforms to the applicable regulations of the district in which it is located.

# ENGINEERING PLANS

## FOR

# STOR-MOR MINI-STORAGE

# SITE IMPROVEMENTS

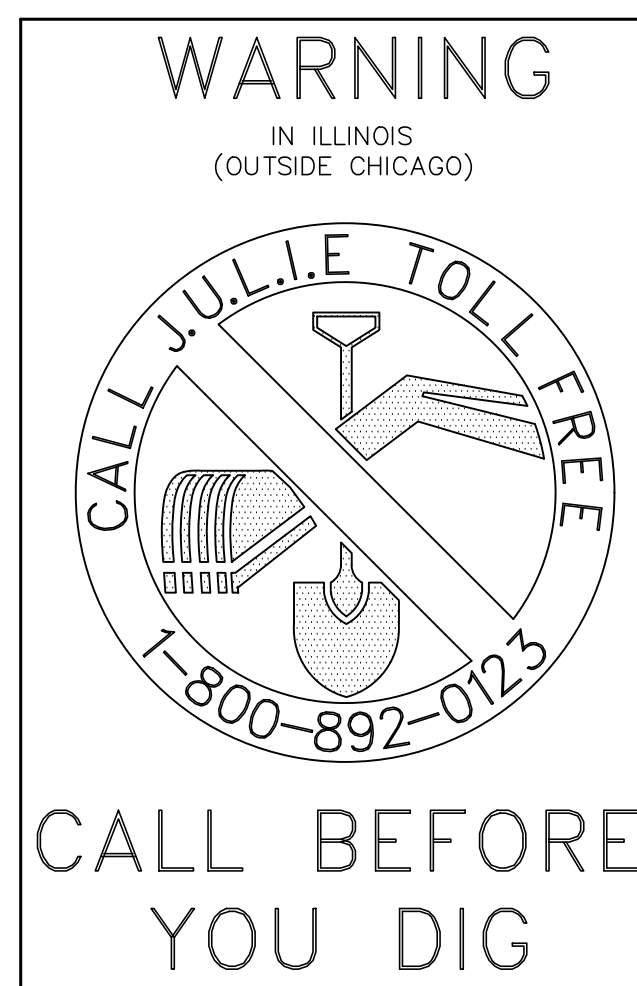
### SECTION 8, TOWNSHIP 37 NORTH , RANGE 7 & 8 EAST

### OSWEGO, IL 60543

### KENDALL COUNTY

### JUNE, 2017

LEGEND	
---	PROPERTY BOUNDARY
---600---	EXISTING CONTOUR LINE
---SM---SM---	EXISTING STORM SEWER
---SAN---SAN---SAN---	EXISTING SANITARY SEWER LINE
---W---	EXISTING WATERMAIN
---E---	EXISTING UNDERGROUND ELECTRIC
---OHE---	EXISTING OVERHEAD ELECTRIC
---GAS---	EXISTING GAS SERVICE
---T---	EXISTING TELEPHONE
---673---	PROPOSED CONTOUR LINE
---W---	PROPOSED WATERMAIN
---SM---	PROPOSED STORM SEWER
---SAN---	PROPOSED SANITARY SEWER LINE
---F---	EXISTING FENCELINE
---SF---	PROPOSED SILT FENCE
x 686.00	EXISTING SPOT SHOT
x 686.00	PROPOSED SPOT GRADE
LANDSCAPING AREAS	
EXIST      PROP	
WATER:	B-BOX
	HYDRANT
	VALVE
	VALVE VAULT
STORM:	INLET-CURB
	INLET OR MANHOLE
	FLARED END SECTION
SANITARY:	CLEANOUT
	MANHOLE
	UTILITY POLE
	GUY WIRE LOC.
	UTIL CABINET
	UTIL PEDESTAL
	LIGHT POLE
	TRAFFIC SIGNAL
	ELECTRIC VAULT
	GAS VALVE



**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

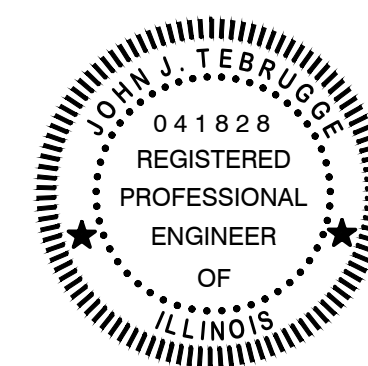
#### INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. SWPPP PLAN
4. SWPPP NOTES & DETAILS
5. CIVIL SITE PLAN
6. GENERAL NOTES & DETAILS

PROFESSIONAL ENGINEER'S CERTIFICATION  
STATE OF ILLINOIS, COUNTY OF KENDALL

I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND & SEAL THIS 19TH DAY OF JUNE, 2017



*John J. Tebrugge*  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER  
NO. 0062-041828 EXPIRES NOV. 30, 2017

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#### LOCATION MAP

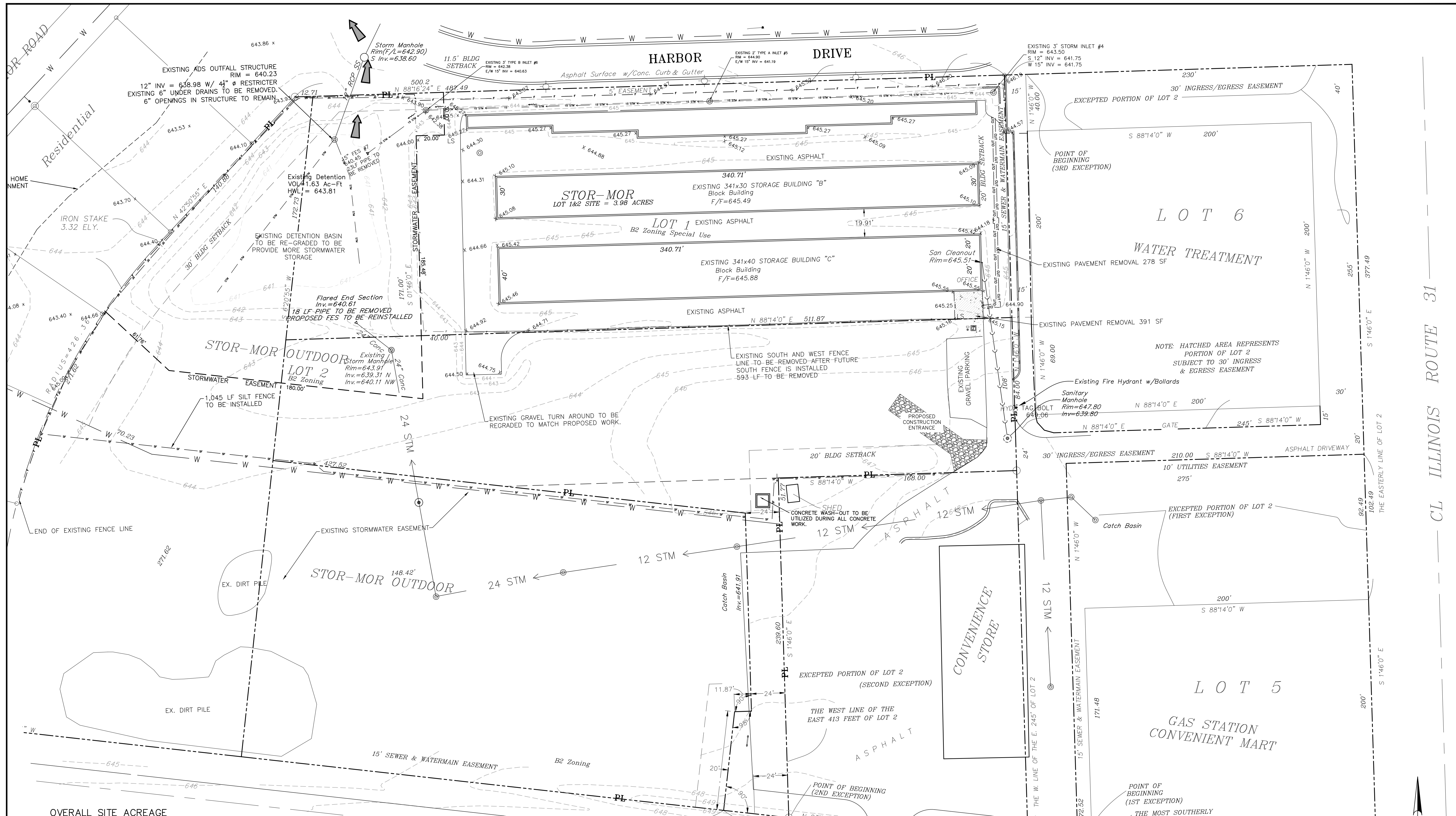
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#### BENCHMARKS:

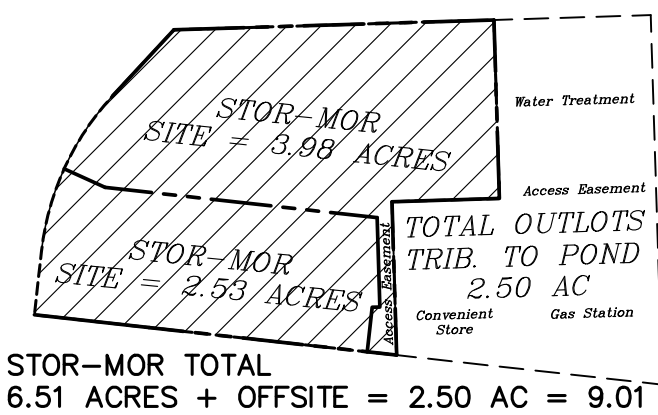
1. FIRE HYDRANT LOCATED AT ENTRANCE OF SITE.  
ELEVATION = 649.06
2. PK NAIL LOCATED IN NORTH EAST CORNER OF LOT IN ASPHALT DRIVE  
ELEVATION = 644.52

PROJECT LOCATION

NO.	DATE	NOTES
1	8.31.16	KENDALL COUNTY RESUBMITTED ORIGINAL PLAN SET
2	2.6.17	KENDALL COUNTY REVIEW COMMENTS 9.16.16
3	3.14.17	KENDALL COUNTY REVIEW COMMENTS 3.2.17
4	4.28.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
5	6.19.17	REVISED FOUNDATION ELEV. & GRADING - OWNER REQ.



OVERALL SITE ACREAGE



OVERALL REMOVAL QUANTITIES

- SAWCUT PAVEMENT 866 LF
- PAVEMENT REMOVAL 948 SF
- FENCE REMOVAL 593 LF
- 15" ADS PIPE REMOVAL 23 LF
- 24" RCP PIPE REMOVAL 18 LF

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PREPARED FOR:  
**STOR-MOR MINI STORAGE**  
 1317 ROUTE 31 OSWEGO, IL 60543

**STOR-MOR MINI STORAGE SITE IMPROVEMENTS**  
 EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO. 15 269 021	SHEET NO. 2
SCALE: 1"=30'	OF 6 SHEETS
DATE: 8.31.16	

TYPICAL SOIL PROTECTION CHART

Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A	A	A	A*	A*	A				
Dormant Seeding	B	B	B								B	B
Temporary Seeding			C	C	C	C*	D*	D	D			
Sodding			E**	E**	E**	E**	E**	E**	E**			
Mulching	F	F	F	F	F	F	F	F	F	F	F	F

- A - Kentucky Bluegrass - 90 lbs/acre mixed with perennial ryegrass - 30 lbs/acre
  - B - Kentucky Bluegrass - 135 lbs/acre mixed with perennial ryegrass - 45 lbs/acre
  - C - Spring Oats - 100 lbs/acre
  - D - Wheat or Cereal Rye - 150 lbs/acre
  - E - Sod
  - F - Straw Mulch - 2 tons/acre
- \* Watering needed in June and July  
 \*\* Water for 2-3 weeks after sodding

SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING / SEED / FINAL STABILIZATION												

- CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
- TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

BEST MANAGEMENT PRACTICE NOTES

- SEE CONSTRUCTION EXIT DETAIL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 24' IN WIDTH AND 50' IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXIT PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.
- THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UP STREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.
- NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE IP6 PROTECTION. UPON INSTALLATION OF THE GRATE, IP3 OR IP5 PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF THE LID. THE CONTRACTOR SHALL NOTE THE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 3/4" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DE-WATERED PRIOR TO REMOVING THE BULKHEAD.
- PERMANENT EROSION CONTROL FABRIC NAG SC150 SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL NOTE ALL AREAS WHERE NAG SC150 HAS BEEN INSTALLED RELATIVE TO AS-BUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST.
- PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL BASIN GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.

STORMWATER OUTFLOW CONTRIBUTING/RECEIVING WATERS

FROM SITE - VILLAGE OF OSWEGO STORM SEWER TO RECEIVING WATERS - FOX RIVER

PROPOSED GRADE INFORMATION THAT IS PROVIDED ON THE SWPPP SITE MAP IS FOR THE PURPOSE OF INDICATING FINAL DRAINAGE PATTERNS ONLY. SEE GRADING PLAN FOR FINAL GRADING DETAILS.

THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ROADWAYS, SIDEWALKS, DRIVES, ETC., TO BE FREE AND CLEAR OF ANY CONSTRUCTION DEBRIS AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.

ACREAGE SUMMARY

NOTICE OF INTENT (NOI)  
 ROBERT SCHNEIDER  
 1317 ROUTE 31  
 OSWEGO, IL 60543  
 PHONE: 708-431-1000

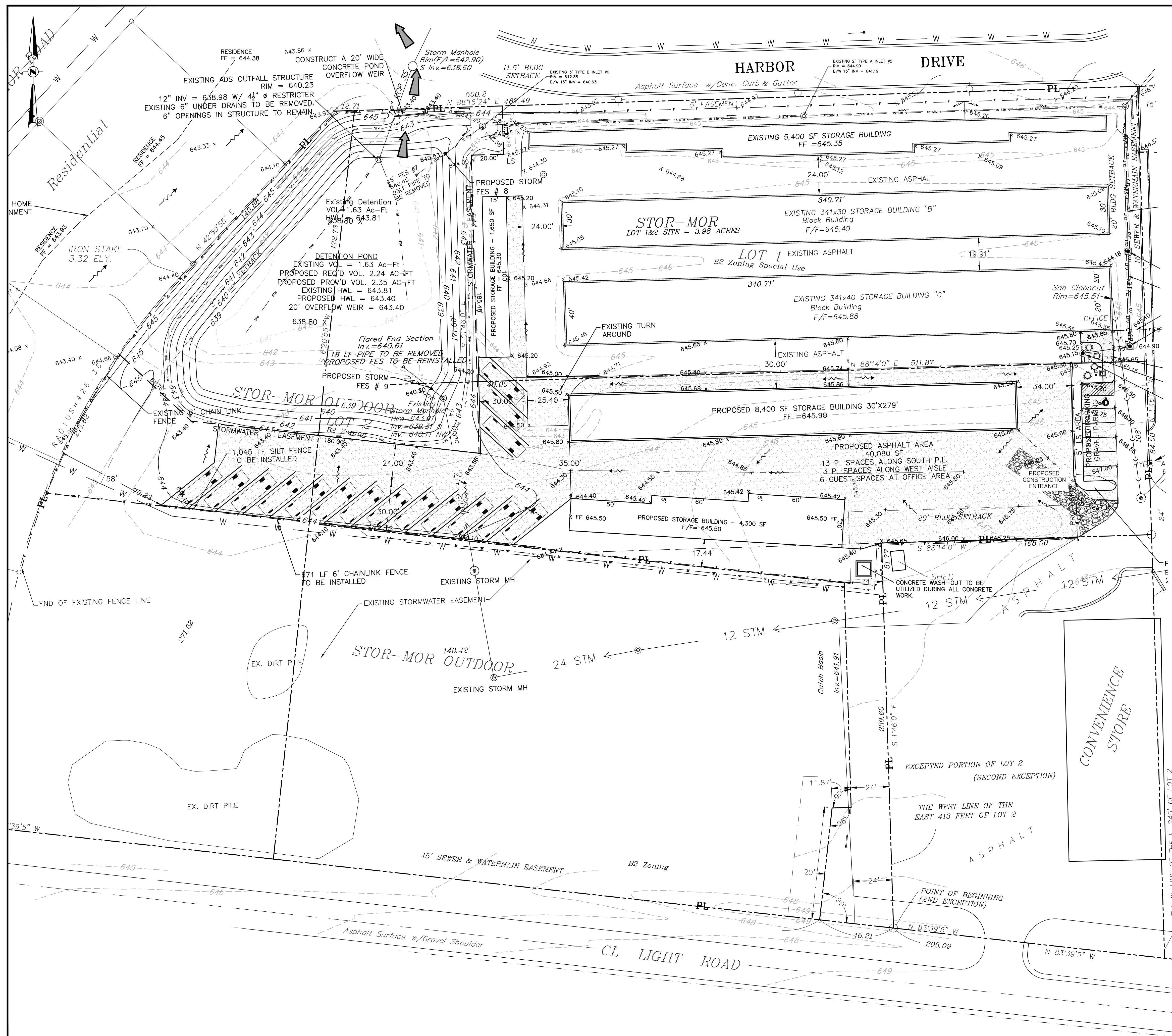
LANDOWNER: ROBERT SCHNEIDER

TOTAL SITE AREA	3.98 AC±
TOTAL DISTURBED AREA	1.20 AC±
PROPOSED IMPERVIOUS AREA	1.01 AC±
LANDSCAPED AREA	1.56 AC±
PROPOSED CN	85

CONTRACTOR'S CERTIFICATION

I, CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (LR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THE CERTIFICATION.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



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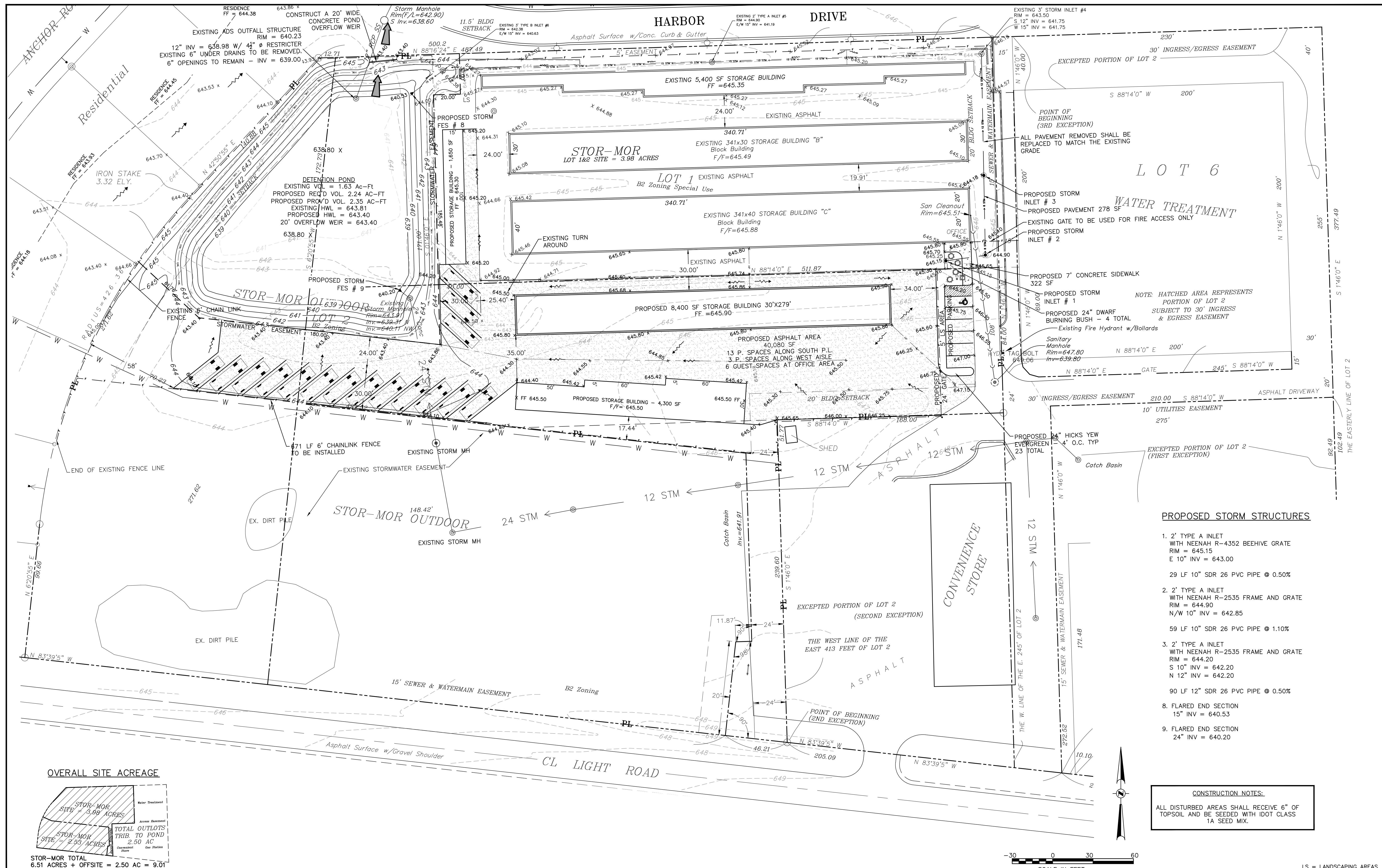
PREPARED FOR:  
**STOR-MOR MINI STORAGE**  
 1317 ROUTE 31 OSWEGO, IL 60543

**STOR-MOR MINI STORAGE SITE IMPROVEMENTS**  
**STORM WATER POLLUTION PREVENTION PLAN**

PROJECT NO. 15 269 021 SHEET NO. 3  
 SCALE: 1" = 30'  
 DATE: 8.31.16 OF 6 SHEETS

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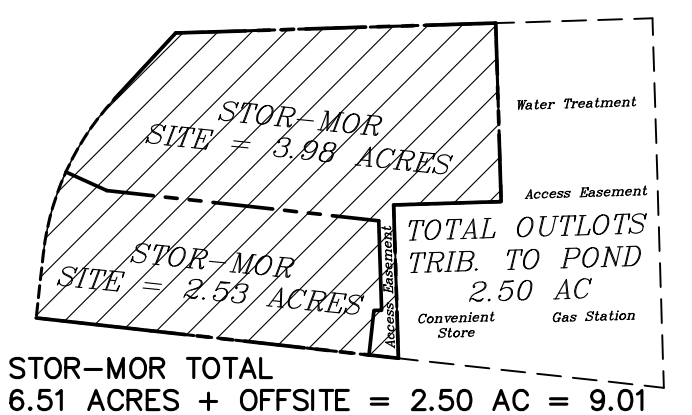


**PROPOSED STORM STRUCTURES**

1. 2' TYPE A INLET  
WITH NEENAH R-4352 BEEHIVE GRATE  
RIM = 645.15  
E 10" INV = 643.00  
  
29 LF 10" SDR 26 PVC PIPE @ 0.50%
2. 2' TYPE A INLET  
WITH NEENAH R-2535 FRAME AND GRATE  
RIM = 644.90  
N/W 10" INV = 642.85  
  
59 LF 10" SDR 26 PVC PIPE @ 1.10%
3. 2' TYPE A INLET  
WITH NEENAH R-2535 FRAME AND GRATE  
RIM = 644.20  
S 10" INV = 642.20  
N 12" INV = 642.20  
  
90 LF 12" SDR 26 PVC PIPE @ 0.50%
8. FLARED END SECTION  
15" INV = 640.53
9. FLARED END SECTION  
24" INV = 640.20

**CONSTRUCTION NOTES:**  
ALL DISTURBED AREAS SHALL RECEIVE 6" OF TOPSOIL AND BE SEEDED WITH IDOT CLASS 1A SEED MIX.

**OVERALL SITE ACREAGE**



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**STOR-MOR MINI STORAGE**  
1317 ROUTE 31 OSWEGO, IL 60543

<b>STOR-MOR MINI STORAGE SITE IMPROVEMENTS</b>		PROJECT NO. <b>15 269 021</b>	SHEET NO.
<b>CIVIL SITE PLAN</b>		SCALE: <b>1"=30'</b>	<b>5</b>
		DATE: <b>8.31.16</b>	OF 6 SHEETS

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LS = LANDSCAPING AREAS

**GENERAL CONDITIONS**

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
2. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK; OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
4. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
6. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.
7. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE; IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.
8. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.
9. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
10. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
11. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.
13. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

**UNDERGROUND UTILITIES**

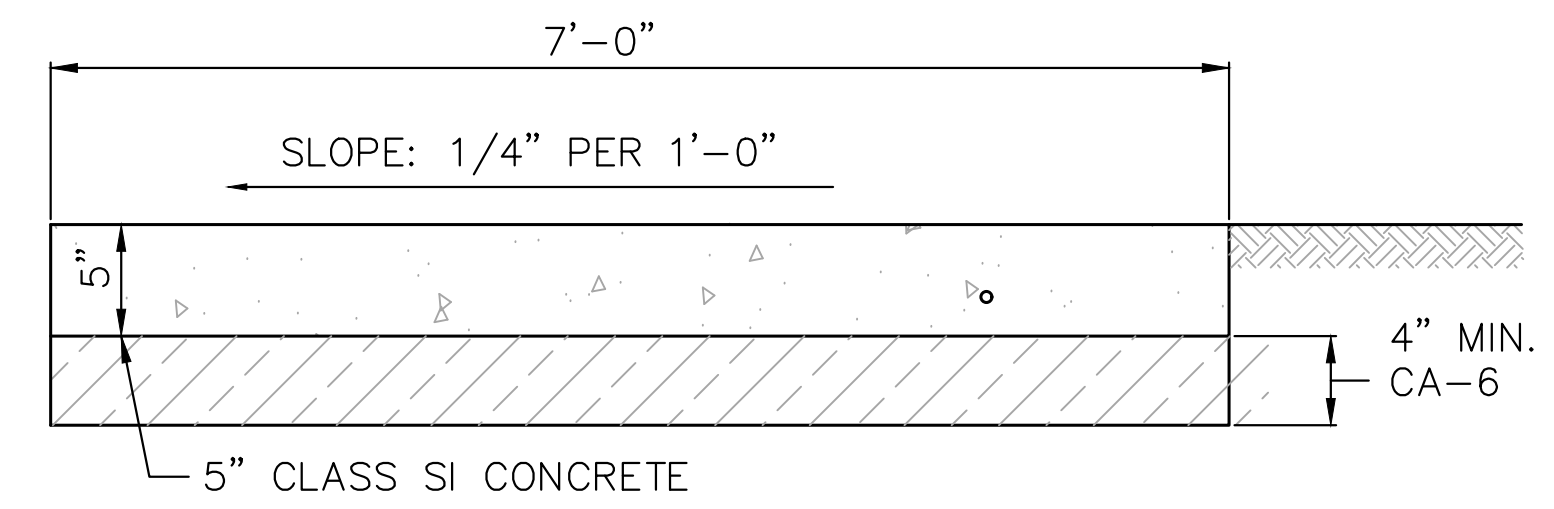
1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
2. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER".
3. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
4. ALL STORM SEWERS AND WATERMANS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.
5. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.
6. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.
7. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.
8. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.
9. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.
10. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

**EARTHWORK**

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.
4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.
5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.
6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.
8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.
10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).
11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.
12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.
13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

**PAVING & WALKS**

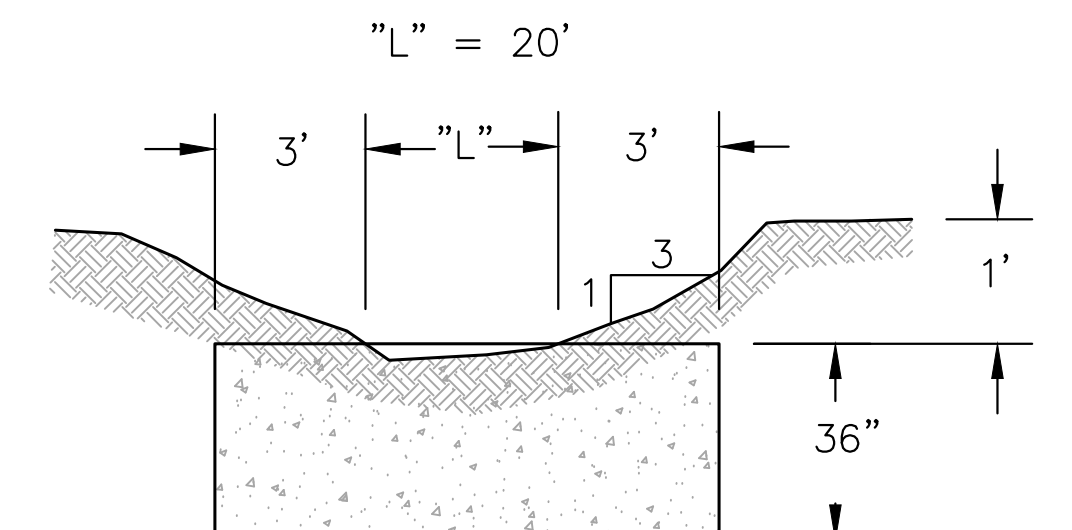
1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.
3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE. AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS, PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," CURRENT EDITION.
5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.
6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.
8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.
9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.



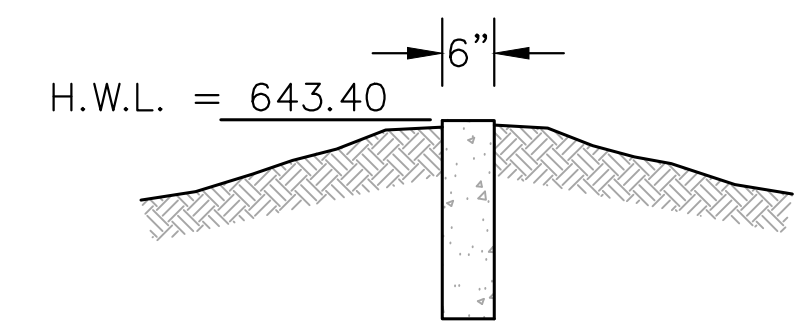
NOTE: INSTALL TOOL JOINTS EVERY 5'

**SIDEWALK**  
N.T.S.

TEBRUGGE ENGINEERING P.O. BOX 38, PLANO, IL 60545 PHONE: (630) 552-4390 FAX: (630) 552-4392	TITLE:	DATE:	7/13/2006
	<b>SIDEWALK DETAIL</b>	DATE:	
		DATE:	
		DATE:	



FRONT VIEW

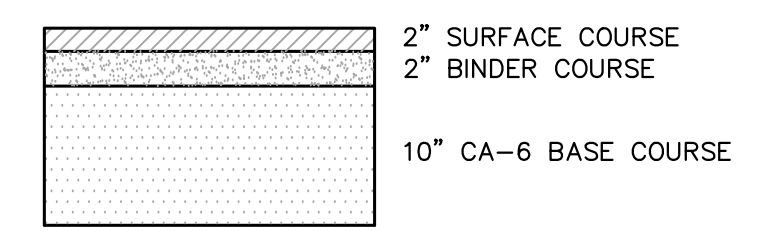


SIDE VIEW

**CONCRETE OVERFLOW DETAIL**

N.T.S.

NOTE:  
"L" IS SIZED TO PASS 100 YR EVENT WITH ONE FOOT DEPTH OF WATER



**TYPICAL GENERAL PAVEMENT DETAIL**

N.T.S.

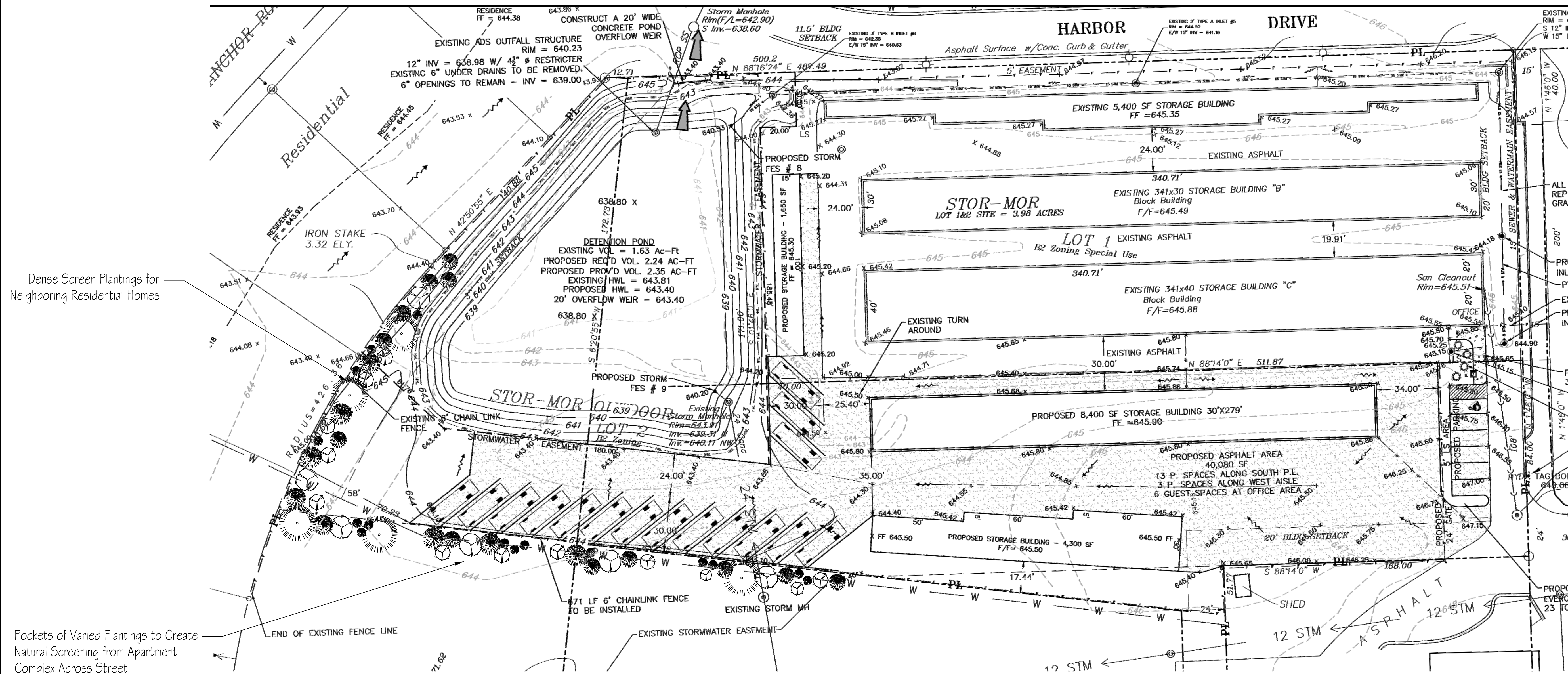
**TEBRUGGE ENGINEERING**  
410 EAST CHURCH ST - SUITE A - SANDWICH, IL 60548  
PHONE: (815) 786-0195 EMAIL: INFO@TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES
1	8.31.16	KENDALL COUNTY RESUBMITTED ORIGINAL PLAN SET
2	2.6.17	KENDALL COUNTY REVIEW COMMENTS 9.16.16
3	3.14.17	KENDALL COUNTY REVIEW COMMENTS 3.2.17
4	5.4.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
5	6.19.17	REVISED FOUNDATION ELEV. & GRADING - OWNER REQ.

PREPARED FOR:  
**STOR-MOR MINI STORAGE**  
1317 ROUTE 31 OSWEGO, IL 60543

**STOR-MOR MINI STORAGE SITE IMPROVEMENTS**  
**GENERAL NOTES & DETAILS**

PROJECT NO. <b>15 269 021</b>	SHEET NO. <b>6</b>
SCALE: <b>NTS</b>	OF 6 SHEETS
DATE: <b>8.31.16</b>	



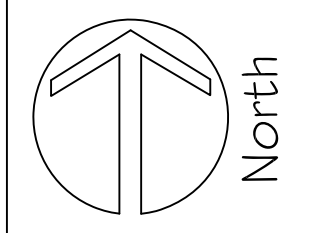
Dense Screen Plantings for Neighboring Residential Homes

Pockets of Varied Plantings to Create Natural Screening from Apartment Complex Across Street

### PLANTING KEY

-  Large Evergreen Tree - Austrian and/or White Pine - 50'-80' tall 20'-40' wide
-  Large Ornamental Tree - Hawthorn, Crabapple, Dogwood - 15'-30' tall 15'-25' wide
-  Large Evergreen Tree - Blue and Green Spruces - 20-40 tall 15'-30' wide
-  Medium-Large Deciduous Shrub - Witchazel, Dogwood, Viburnums, Hydrangea - 6'-12' tall 8'-15' wide
-  Small-Medium Evergreen Shrub - Arborvitae, Yews, Junipers - 4'-12' tall 4'-10' wide

**STOR-MOR MINI STORAGE**  
 1317 STATE ROUTE 31, OSWEGO, ILLINOIS



Job #:  
 Scale: 1" = 30'-0"  
 Date: 8/24/16  
 Sheet:  
 Rev:



State of Illinois  
County of Kendall

Zoning Petition  
#16-20

**ORDINANCE NUMBER 2016 - \_\_\_\_**

**GRANTING SPECIAL USE FOR THE PROPERTY AT  
1317 ROUTE 31 IN OSWEGO TOWNSHIP**

WHEREAS, Robert Schneider on behalf of Star-Mor, Inc. has filed a petition for a Special Use within the B-2 General Business District for a 3.1-acre property located on the north side of Light Road west of Illinois Route 31, commonly known as 1317 Route 31 (PIN# 03-07-278-011), in Oswego Township; and

WHEREAS, said property is legally described as:

That part of Lot 2 of the Resubdivision of part of Lot 5, of Unit Two, Marina Terrace (except those parts described as follows): commencing at the Southeast corner of Lot 5 in Unit Two, Marina Terrace; thence North 83 degrees, 39 minutes, 05 seconds West, along the Southerly line of Lot 5, 212.12 feet for a point of beginning; thence North 01 degree, 46 minutes, 00 seconds West, 272.52 feet; thence North 88 degrees, 14 minutes, 00 seconds, East 210.00 feet to a point on the East line of Lot 5; thence South 01 degree 46 minutes, 00 seconds East along said East line, 102.49 feet; thence South 88 degrees, 14 minutes, 00 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 00 seconds East, 171.48 feet to the Southerly line of Lot 5; thence North 83 degrees, 39 minutes 05 seconds West along said Southerly line, 10.10 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois and excepting that part of Lot 2 of the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, describe as follows: commencing at the Southwest corner of said Lot 2; thence South 83 degrees, 39 minutes, 05 seconds East along the most Southerly line of said lot, 389.46 feet for the point of beginning, thence North 01 degree, 46 minutes, 00 seconds West, 239.6 feet; thence North 88 degrees, 14 minutes, 00 seconds East 168 feet; thence North 01 degree, 46 minutes, 00 seconds West 24 feet; thence North 88 degrees, 14 minutes, 00 seconds East 245 feet to the most Easterly line of said lot; thence South 01 degree, 46 minutes, 00 seconds East along said Easterly line 20 feet; thence South 88 degrees, 14 minutes, 00 seconds West 210 feet; thence South 01 degree, 46 minutes, 00 seconds East 272.52 feet to a point on said Southerly line which is 10.10 feet West of the most Southerly Southeast corner thereof; thence North 83 degrees, 39 minutes, 05 seconds West along said Southerly line 205.09 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois and excepting that part of Lot 2, in the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, bounded by a line described as follows; beginning at the Northeast corner of Lot 1 (being also the most Northerly Northwest corner of said Lot 2), thence North 88 degrees, 14 minutes, 00 seconds East, along the North line of Lot 2, aforesaid, 230 feet to its most Northerly Northeast corner; thence South 01 degree, 46 minutes, 00 seconds East, along the East line thereof; 255 feet, thence South 88 degrees, 14 minutes, 00 seconds West, 245 feet; thence North 01 degree, 46 minutes, 00 seconds West, 84 feet to a point in the South line of said Lot 1; thence North 88 degrees, 14 minutes, 00 seconds East, along said South line, 15 feet to the Southeast corner of said Lot 1; thence South 01 degree, 46 minutes, 00 seconds East, along the West line of Lot 6 Unit Two in said Marina Terrace, 69 feet to the Southwest corner of said Lot 6, thence North 88 degrees, 14 minutes, 00 seconds East, along the South line of said lot, 200 feet, to the Southeast corner thereof; thence North 01 degree, 46 minutes, 00 seconds West, along the East line of said Lot 6, a distance of 200 feet to its Northeast corner; thence South 88 degrees, 14 minutes, 00 seconds West along the North line of said lot, 200 feet to the Northwest corner thereof; thence North 01 degree, 46 minutes,

State of Illinois  
County of Kendall

Zoning Petition  
#16-20

00 seconds West, along the East line of Lot 1, aforesaid, 40 feet to the place of beginning in Oswego Township, Kendall County, Illinois.

WHEREAS, said property was recently rezoned to B-2 General Business; and

WHEREAS, said petition is to obtain a B-2 Special Use Permit to operate an enclosed self-service storage facility and an outdoor storage facility; and

WHEREAS, all special use procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on August 29, 2016; and

WHEREAS, the findings of fact were approved as follows:

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **True. The petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including fencing and appropriate landscape screening.***

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **True. Adequate landscaping screening will be provided to effectively screen the proposed use from adjacent residential properties. The only lighting being added to the property is security lighting on the structures and will comply with the provisions of Section 11.02.F.12 of the Zoning Ordinance to ensure adjacent properties are not impacted by any glare.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **No new access roads or points of ingress and egress are proposed. The petitioner has submitted stormwater detention plans for review for approval of a stormwater management permit. The Oswego Fire Protection District has begun to review the site plan.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. **The petitioners have provided a site plan that complies with the requirements for the proposed use including parking.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **This special use is consistent with the proposed change to the LRMP to include commercial in the area.***

State of Illinois  
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Zoning Petition  
#16-20

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use permit for the operation of an enclosed self-service storage facility and an outdoor storage facility in accordance to the submitted Site Plan included as “Exhibit A” attached hereto and incorporated herein subject to the following conditions:

1. The property will be developed in accordance with the site plan.
2. A building permit shall be secured prior to construction of the proposed storage building.
3. A stormwater management permit shall be secured prior to the development of the property.
4. The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties consistent with the attached landscape plan (“Exhibit B”).
5. Office hours of operation shall be limited to 8:00am to 5:00pm and gate hours of operation shall be limited to 7:00am to 7:00pm.
6. No more than twenty-nine (29) vehicles may be stored on site at a time.
7. All vehicles stored on site shall be located within a designated stall.
8. All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance.

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

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 20<sup>th</sup> day of August, 2016.

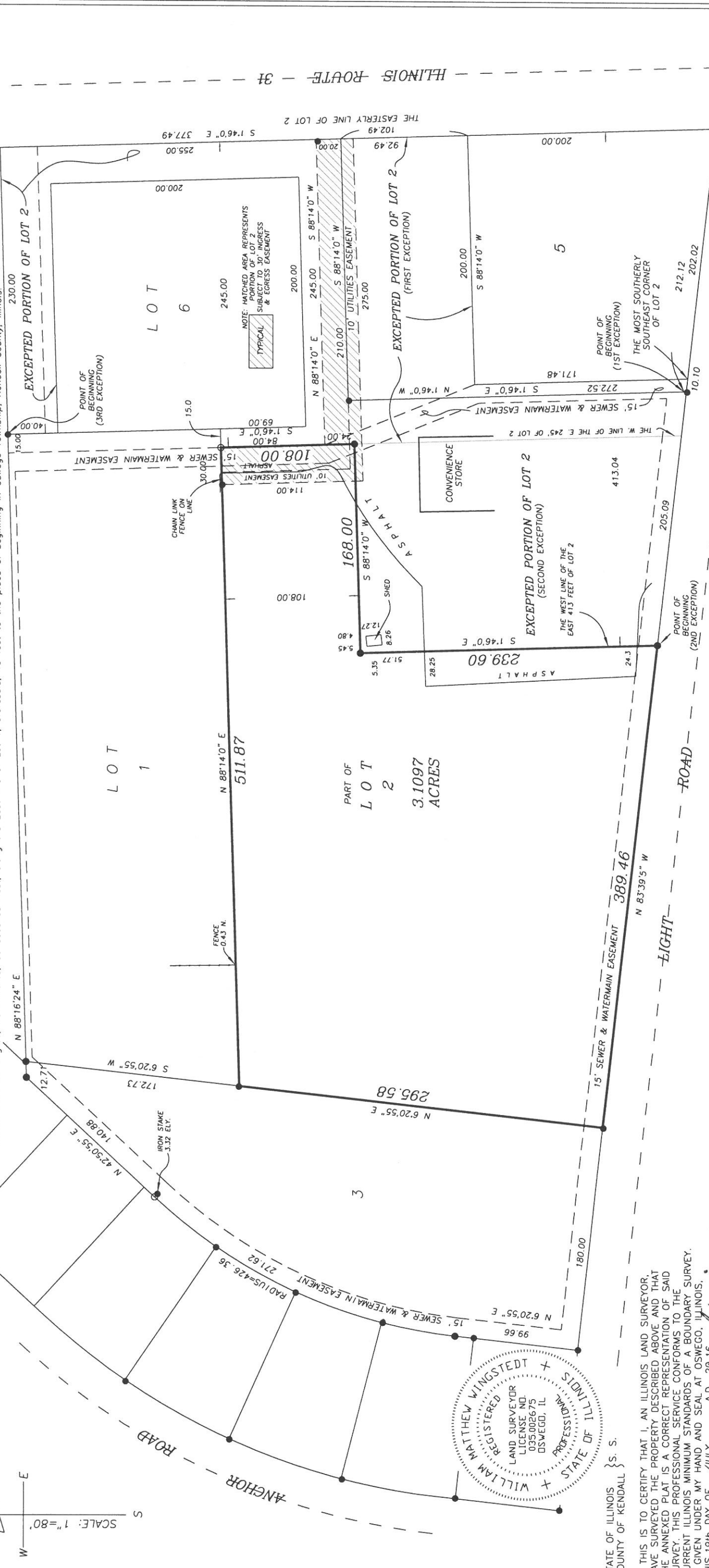
Attest:

\_\_\_\_\_  
John A. Shaw  
Kendall County Board Chairman

\_\_\_\_\_  
Debbie Gillette  
Kendall County Clerk

# PLAT OF SURVEY OF

That part of Lot 2 of the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace (except those parts described as follows): commencing at the Southeast corner of Lot 5 in Unit Two, Marina Terrace; thence North 83 degrees, 39 minutes, 05 seconds West, along the Southerly line of Lot 5, 212.12 feet for a point of beginning; thence North 01 degree, 46 minutes, 0 seconds West 272.52 feet; thence North 88 degrees, 14 minutes, 0 seconds East, 200.00 feet; thence South 01 degree, 46 minutes, 0 seconds East, 102.49 feet; thence South 88 degrees, 14 minutes, 0 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 0 seconds East, 171.48 feet to the Southerly line of Lot 5; thence North 83 degrees, 39 minutes, 05 seconds West along said Southerly line, 10.10 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois and excepting that part of Lot 2 of the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, described as follows: commencing at the Southwest corner of said Lot 2; thence South 83 degrees, 39 minutes, 05 seconds East along the most Southerly line of said lot, 389.46 feet for the point of beginning, thence North 01 degree, 46 minutes, 00 seconds West, 239.6 feet; thence North 88 degrees, 14 minutes, 00 seconds East 168 feet; thence North 01 degree, 46 minutes, 00 seconds West 24 feet; thence North 88 degrees, 14 minutes, 00 seconds East along said Easterly line 20 feet; thence South 88 degrees, 14 minutes, 00 seconds West 210 feet; thence South 01 degree, 46 minutes, 00 seconds East 272.52 feet to a point on said Southerly line which is 10.10 feet West of the most Southerly Southeast corner thereof; thence North 83 degrees, 39 minutes, 05 seconds West along said Southerly line 205.09 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois and excepting that part of Lot 2, in the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, bounded by a line described as follows: beginning at the Northeast corner of Lot 1 (being also the most Northerly Northwest corner of said Lot 2), thence North 88 degrees, 14 minutes, 00 seconds East, along the North line of Lot 2, aforesaid, 230 feet to its most Northerly Northeast corner; thence South 01 degree, 46 minutes, 00 seconds East, along the East line thereof; 255 feet; thence South 88 degrees, 14 minutes, 00 seconds West, 84 feet to a point in the South line of said Lot 1; thence North 88 degrees, 14 minutes, 00 seconds East, along said South line; 15 feet to the Southeast corner of said Lot 1; thence South 01 degree, 46 minutes, 00 seconds East, along the West line of said Lot 1; thence North 88 degrees, 14 minutes, 00 seconds West, along the East line of said Lot 6, thence North 88 degrees, 14 minutes, 00 seconds East, along the South line of said lot, 200 feet to the Southeast corner thereof; thence North 01 degree, 46 minutes, 00 seconds West, along the East line of said Lot 6, a distance of 200 feet to its Northeast corner; thence South 88 degrees, 14 minutes, 00 seconds West along the North line of said lot, 200 feet to the Northwest corner thereof; thence North 01 degree, 46 minutes, 00 seconds West, along the East line of Lot 1, aforesaid, 40 feet to the place of beginning in Oswego Township, Kendall County, Illinois.



STATE OF ILLINOIS } S.  
COUNTY OF KENDALL }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 19th DAY OF JULY, A.D., 2016.

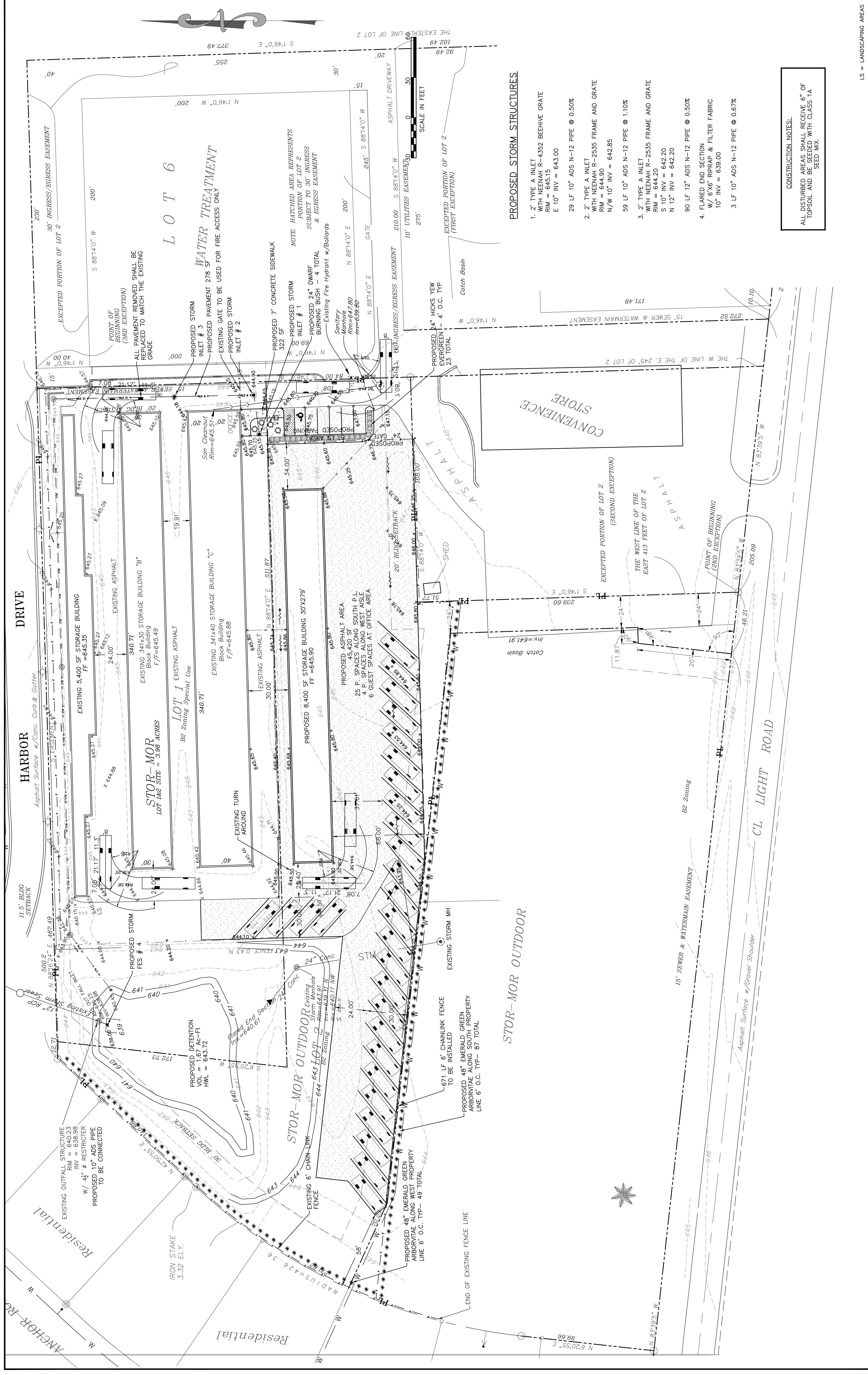
ILLINOIS LAND SURVEYOR NO. 2675  
(LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2016)  
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS, NOT SHOWN ON SURVEY.  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON A RECORD DATUM LINE.  
PLEASE COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES

ORDERED BY: ROBERT SCHNEIDER ORDER NO. 16 G. 72 FILE NO. 16575

**WILLIAM M. WINGSTEDT**  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
329 WHITE PINES CT., OSWEGO, ILLINOIS 60543  
PHONE: (630) 554-8209 FAX (630) 551-1207

FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 19th OF JULY, A.D., 2016.

0 1/4" 1/2" 3/4" 1"  
LOT 2 LIGHT ROAD.DWG  
● = found iron stake  
○ = set iron stake

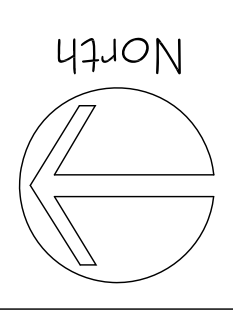


- PROPOSED STORM STRUCTURES**
- 2" TYPE A INLET WITH NEENAH R-4352 BEEHIVE GRATE  
RIM = 645.15  
E 10" INV = 643.00
  - 29 LF 10" ADS N-12 PIPE @ 0.50%
  - 2" TYPE A INLET WITH NEENAH R-2535 FRAME AND GRATE  
RIM = 644.90  
N/W 10" INV = 642.85
  - 59 LF 10" ADS N-12 PIPE @ 1.10%
  - 3" TYPE A INLET WITH NEENAH R-2535 FRAME AND GRATE  
RIM = 644.20  
S 10" INV = 642.20  
N 12" INV = 642.20
  - 90 LF 12" ADS N-12 PIPE @ 0.50%
  - 4" FLARED END SECTION W/ 6'X6' RIPRAP & FILTER FABRIC  
10" INV = 639.00
  - 3 LF 10" ADS N-12 PIPE @ 0.67%

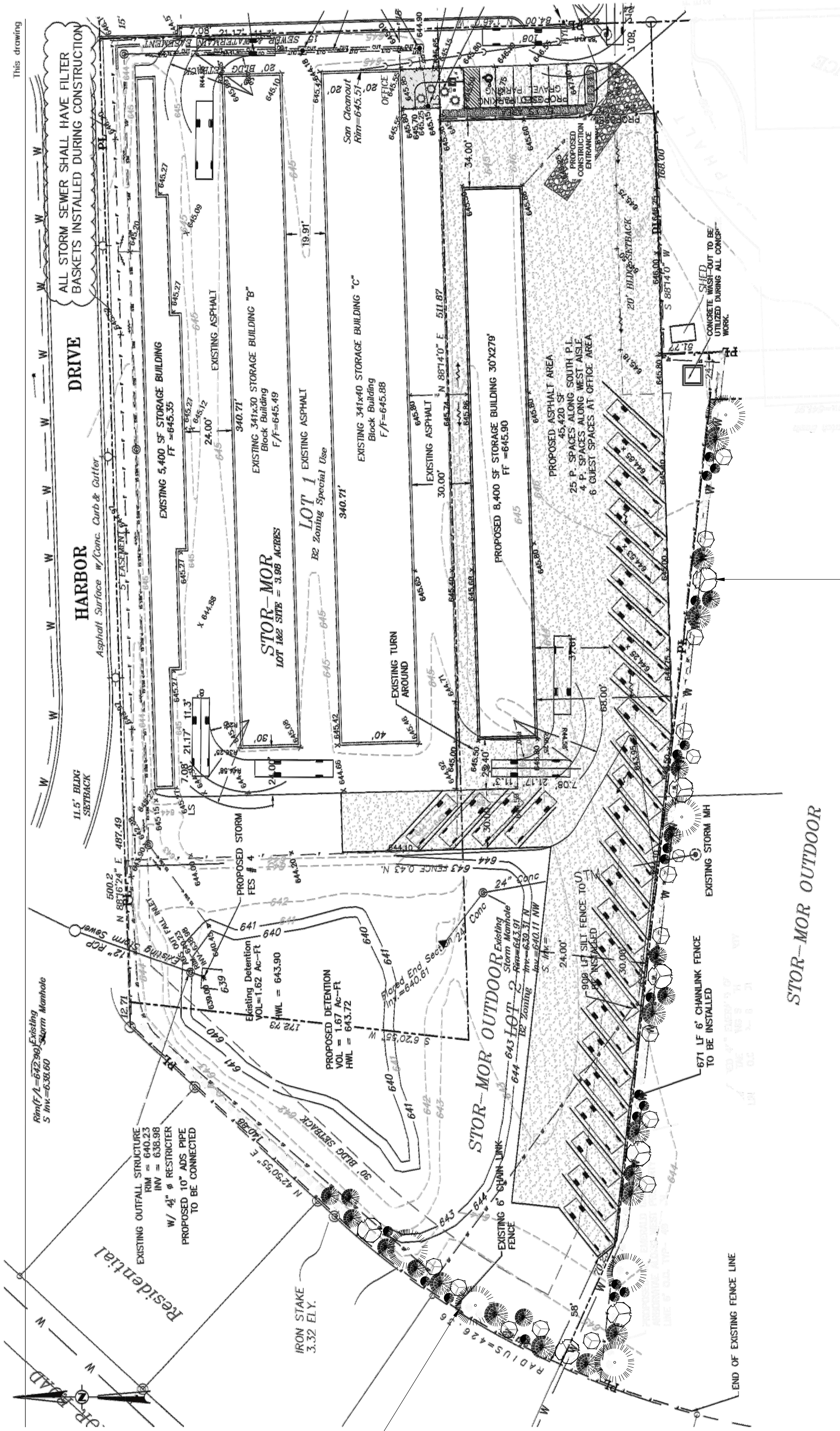
**CONSTRUCTION NOTES:**  
ALL DISTURBED AREAS SHALL RECEIVE 6" OF TOPSOIL AND BE SEEDED WITH CLASS 1A SEED MIX.

<p><b>TEBRUGGE ENGINEERING</b> 40 EAST CHURCH ST. SUITE A - SANDWICH, IL 60548 PHONE: (815) 786-0195 EMAIL: INFO@TEBRUGGEENGINEERING.COM</p>	<p>NO. _____ DATE _____ NOTES _____</p>	<p>PREPARED FOR: <b>STOR-MOR MINI STORAGE</b> 1317 ROUTE 31 OSWEGO, IL 60543</p>	<p>PROJECT NO. <b>11 269 01</b> SHEET NO. <b>5</b> SCALE: <b>1" = 30'</b> DATE: <b>7.18.16</b> OF <b>6</b> SHEETS</p>
	<p><b>STOR-MOR MINI STORAGE SITE IMPROVEMENTS</b> <b>CIVIL SITE PLAN</b></p>		

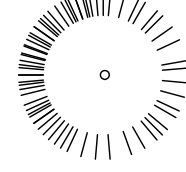
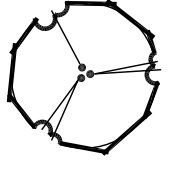
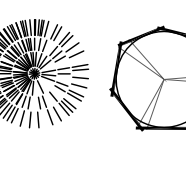
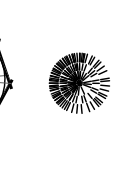
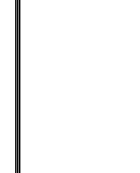
STOR-MOR MINI STORAGE  
1317 STATE ROUTE 31, OSWEGO, ILLINOIS



Job #	
Scale	1" = 30'-0"
Sheet	8/24/16
Date	8/24/16
Rev	



PLANTING KEY

-  Large Evergreen Tree - Austrian and/or White Pine - 50'-80' tall 20'-40' wide
-  Large Ornamental Tree - Hawthorn, Crabapple, Dogwood - 15'-30' tall 15'-25' wide
-  Large Evergreen Tree - Blue and Green Spruces - 20-40 tall 15'-30' wide
-  Medium-Large Deciduous Shrub - Witchhazel, Dogwood, Viburnums, Hydrangea - 6'-12' tall 8'-15' wide
-  Small-Medium Evergreen Shrub - Arbovitae, Yews, Jumpers - 4'-12' tall 4'-10' wide

Pockets of Varied Plantings to Create Natural Screening from Apartment Complex Across Street

Dense Screen Plantings for Neighboring Residential Homes

This drawing

ALL STORM SEWER SHALL HAVE FILTER BASKETS INSTALLED DURING CONSTRUCTION

Proposed Landscape Starting Point

South Building Location







# Attachment 7-South Building Location Looking South

Proposed South Building Location



Proposed West Building Location



## Attachment 9

### **Matt Asselmeier**

---

**From:** Bob Rogerson [bob@oswegotownship.org]  
**Sent:** Tuesday, July 25, 2017 9:25 AM  
**To:** Matt Asselmeier  
**Subject:** RE: Special Use Amendment Petition 17-22 (1317 Route 31)

Matt, We do not have any objections to this.

Thank you,

***Bob Rogerson***

*Highway Commissioner  
Oswego Township Road District  
1150 Rt. 25  
Oswego, Il 60543  
Phone: (630) 264-4587  
Fax: (630) 264-6695*

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**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
August 1, 2017 – Unapproved Meeting Minutes**

Senior Planner Matt Asselmeier called the meeting to order at 9:01 a.m.

Present:

Megan Andrews – Soil and Water Conservation District  
Jason Langston – Sheriff’s Office  
Aaron Rybski – Health Department  
David Guritz – Forest Preserve  
Greg Chismark – WBK Engineering, LLC  
Don Clayton – GIS  
Brian Holdiman – PBZ Department  
Matt Asselmeier – PBZ Department

Absent:

Fran Klaas – Highway Department  
Greg Chismark – WBK Engineering, LLC  
Robert Davidson – PBZ Committee Chair

Audience: Tom McNelis and Robert Schneider

**AGENDA**

Mr. Asselmeier asked that Petition 17-21 be moved up to after the approval of the minutes.

Ms. Andrews made a motion, seconded by Mr. Langston, to approve the agenda as proposed. With a voice vote of all ayes the motion carried.

**MINUTES**

Ms. Andrews made a motion, seconded by Mr. Langston, to approve the July 11, 2017 meeting minutes. With a voice vote of all ayes the motion carried.

**PETITIONS**

**17-21 Tom McNelis – Map Amendment Rezoning Property Identified by PIN 04-15-200-003 from A-1 to R-1, 14000 Block of Budd Road Approximately 0.98 Miles from Millbrook Road on the North Side of Budd Road in Fox Township**

Mr. Asselmeier provided a summary of this proposed map amendment. The petitioner desires the rezoning in order to construct a house on the property at some point in the future. The property does not have a housing allocation. The properties to the north, east and west have houses. Any new structures would have to obtain the necessary building permits; permits for well and septic would also have to be secured before a house is constructed. The Village of Millbrook expressed no concerns regarding this proposal; Fox Township has not submitted any comments.

The home allowed on the property could only be for one (1) single-family home.

Mr. Holdiman stated the setbacks are fifty feet (50’) from the side property lines, fifty feet (50’) from the rear property line and one hundred fifty feet (150’) from the centerline of Budd Road.

Ms. Andrews said the NRI Report was approved previously.

Mr. McNelis noted that residential uses were located on the west, east and north of the property.

There were no questions from the Committee to the applicant.

Mr. Rybski made a motion, seconded by Mr. Guritz, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on August 23<sup>rd</sup>.

Mr. Asselmeier asked that Petition 17-22 be moved ahead of Petition 17-19. Without objection, the agenda was amended.

**17-22 Stor-Mor, Inc. – Major Amendment to Special Use Permit Granted by Ordinance 2016-15 Allowing an Enclosed Self Storage Facility and an Outdoor Storage Facility at 1317 Route 31 (PINs: 03-07-278-011, 03-07-278-010 and 03-07-278-009) in Oswego Township**

Mr. Asselmeier provided a summary of this proposed amendment to the special use permit. The petitioner would like to construct one (1) one thousand, six hundred fifty (1,650) square foot building, construct one (1) four thousand, three hundred (4,300) square foot building, reduce the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amend the landscaping plan by removing the proposed vegetation south of the proposed four thousand, three hundred (4,300) square foot building. Oswego Township expressed no opposition to this proposal; the Village of Montgomery has not submitted any comments.

The proposed new buildings would be used for the same purpose as the existing storage buildings.

Mr. Holdiman stated that the intent of the screening was for outdoor storage therefore he had no objections to the petitioner's screening proposal.

Mr. Holdiman asked if the Oswego Fire Protection District approved not having sprinklers in the buildings, similar to the other buildings. Mr. Schneider said he has not asked about these specific buildings, but no problems existed in the past. Mr. Holdiman advised Mr. Schneider to confirm this information with the Oswego Fire Protection District.

Mr. Rybski asked if the buildings were served by public utilities. Mr. Asselmeier said yes. Mr. Schneider added that the office was the only building that had plumbing.

The petitioner currently has stormwater information under review. Mr. Schneider said that he was not increasing impervious surface. The detention pond shown on the site plan already exists.

Mr. Schneider asked, if he did an expansion in the future, would he need to go through the same process. Mr. Asselmeier said that he would need a major amendment to the special use permit because the site plan is approved as part of the special use permit.

Mr. Holdiman made a motion, seconded by Mr. Rybski, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on August 23<sup>rd</sup>.

**17-19 Pulte Group Representing Dave Hamman – Renew Special Use Permit Granted by Ordinance 2004-43 Allowing the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-006 and Revoking the Special Use Permit for the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-004, Northeast Corner of U.S. 34 and Hafenrichter (Farnsworth) in Oswego Township**

Mr. Asselmeier provided a summary of this proposed special use permit. He stated that the special use permit required the sign to be renewed every three (3) years; the sign was approved in 2004. Oswego Township expressed no opposition to this request. The City of Aurora has not submitted any comments. The location of the sign in relation to the property line must be determined; it needs to be ten feet (10') off of the property line. A building permit would be required because the sign was moved from its original location.

Mr. Rybski made a motion, seconded by Mr. Langston, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on August 23<sup>rd</sup>.

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

None

**UPDATES OF PETITIONS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

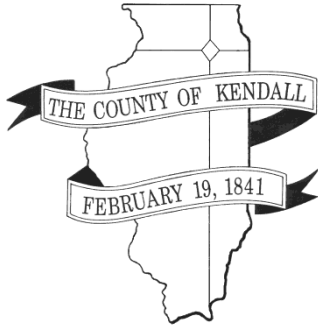
None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Guritz made a motion, seconded by Mr. Langston, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:30 a.m., adjourned.



## DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 316

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

### MEMORANDUM

To: PBZ Committee  
From: Matthew H. Asselmeier, AICP, Senior Planner  
Date: August 2, 2017  
Re: Special Uses in A-1 Zoned Areas

Discussion recently occurred regarding evaluating the list of special uses within the A-1 zoning district. The list of special uses in A-1 is attached to this memo.

A map highlighting the A-1 zoned areas is also included with this memo; yellow areas are zoned A-1 and non-yellow areas are either located inside a municipality or are zoned something other than A-1. A-1 properties with special uses are yellow on the map.

Special use permits possesses several advantages and disadvantages compared to map amendments (rezoning).

#### Advantages:

1. Restrictions can be placed on the special use specifically for that use and/or the location of that use.
2. Allows flexibility within zoning districts. This is particularly helpful for non-conforming structures.
3. The official objections and recommendations of townships, municipalities and other advisory bodies do not impact the final number of votes required at the County Board to approve a special use.
4. An individual use is evaluated during each special use petition. If a map amendment occurred, the appropriateness of all of the permitted uses within the proposed zoning district would require evaluation.

#### Disadvantages:

1. The Planning, Building and Zoning Department would be responsible for enforcing every restriction on every special use. Given current staffing levels, this task could be difficult.
2. If a proposed special use meets all of the restrictions, there is a legal argument that the County Board cannot deny the special use. The list of restrictions for a given use may not be comprehensive and could cause a use to go in an undesirable location. Also, if the County Board cannot deny the special use request, why should a petitioner, the petitioner's neighbors, PBZ Staff and the County go through the special use process if the outcome is already determined?
3. Municipalities, township and other advisory boards may get upset if the County Board votes against their recommendation.

Staff would like to note that the overwhelming majority of special uses in the A-1 zoning district are business or manufacturing related. Many of these special uses were created for one-time only

occurrences. Residential uses are not special uses in the A-1 zoning district; if someone wants to put a house on less than forty (40) acres, they usually seek a map amendment. The home occupation rules are also enclosed with this memo for your reference.

If you have any questions regarding this memo, please let me know.

MHA

ENC: A-1 Special Use List  
A-1 Zoning Map  
Agricultural Home Occupation Rules

#### A-1 Special Uses Permitted in Other Districts

1. Adult Day Care or Respite Care (B-1, B-2, B-3)
2. Agency Licensed Family Residential Care Homes - Transitional Halfway house (Special Use in Other Districts)
3. Agency Licensed Group Residential Care Home- Permanent (Special Use in Other Districts)
4. Agricultural implement sales and service (B-3)
5. Airports and heliports including aircraft hangers, tie downs and aircraft service and repair (Special Use in Other Districts)
6. Animal feed; preparation, grinding, mixing and storage (M-1 and M-2)
7. Athletic Field with lights (Special Use in Other Districts)
8. Auction Facility (B-2, B-3, B-4, M-1, M-2)
9. Bait Shop with items not produced on the property (B-1, B-2, B-3)
10. Banquet Halls (B-3, B-4, M-1, M-2)
11. Bed and breakfast establishments (Special Use in Other Districts)
12. Cemeteries, including crematoriums and mausoleums (Special Use in Other Districts)
13. Child Day Care Facilities (B-4)
14. Clean up and restoration services (B-3, M-1, M-2)
15. Communication Use (Special Use in Other Districts)
16. Composting of landscape waste and food waste (Special Use Only in A-1)
17. Correctional Facilities (Special Use in Other District)
18. Fertilizer and seed sales, including bulk storage and mixing (Special Use Only in A-1)
19. Golf courses, club houses, country clubs, and membership riding clubs (B-4)
20. Governmental buildings and facilities (B-1, B-2, B-3, B-4, B-6, M-1, M-2)
21. Grain Storage, when not accessory to the pursuit of agriculture. (M-2)
22. Group Homes (Special Use in Other Districts)
23. Halfway house (Special Use in Other Districts)
24. Hospice (Special Use in Other Districts).
25. Indoor Target Practice (Special Use in Other Districts)
26. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board. (Special Use in Other District)
27. Kennels (Special Use in Other Districts)
28. Landscaping business (Special Use in Other Districts)
29. Micro Distillery (M-1 and M-2)
30. Nano Breweries (B-1, B-2, B-3, M-1, M-2)
31. Offices of architects, brokers, engineers, insurance agents, lawyers, real estate agents, planners and other professionals, medical and dental practitioners, clergy, salesmen, sales representatives or manufacturing representatives (Special Use in A-1 Only)
32. Outdoor Commercial Sporting Activities including but not limited to swimming facilities and



- motocross sports. Outdoor commercial sporting activities shall exclude outdoor target practice, athletic fields with lights, paintball facilities and riding stables; including but not limited to polo clubs, and similar uses. (Special Use in A-1 only)
33. Outdoor Target Practice or Shooting (not including private shooting in your own yard) (Special Use in Other Districts).
  34. Paintball Facilities (Special Use in Other Districts)
  35. Parks (R-1, RPDs, R-2, R-3)
  36. Performing arts center (B-4)
  37. Philanthropic institutions and institutions supported by charity (B-4)
  38. Places of Worship (Special Use in Other Districts)
  39. Public or Private Utilities and Service uses: (M-1 and M-2)
    - a. Telecommunications hub
    - b. Filtration plant, pumping station, and water reservoir.
    - c. Sewage treatment plant.
    - d. Electric substations and booster stations.
    - e. Other Similar uses
  40. Private Airstrip and/or heliports (Special Use in Other Districts)
  41. Private clubs or lodges not including indoor or outdoor gun clubs and uses regulated in Section 4.16 (Adult Book Store, Adult Motion Picture Theater, Adult Mini-Motion Picture Theater, Adult Entertainment Facilities, Adult Use, Adult Massage Parlors or Spas, Tattoo Parlors and Permanent Body Art Establishments, Striptease Club or Gentlemen's Club and Adult Video Store.) (Special Use in Other Districts)
  42. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted (Special Use in Other Districts)
  43. Recreational camps and recreational vehicle parks (Special Use in Other Districts)
  44. Retail or wholesale sales yards for agricultural products including, but not necessarily limited to, fruits, vegetables, flowers, plants, etc., that are not grown on the premises (Special Use in Other Districts)
  45. Retail or Wholesales sale of pottery, art, or home décor products, *alone or together* with the operation of a tea room, sit-down food sale area for food sales on-premises incidental to the operation of the primary retail sales use (Special Use Only in A-1)
  46. Riding Stables including, but not limited to: polo clubs, rodeo clubs and similar uses (Special Use in Other Districts)
  47. Service Clubs (Special Use Only in A-1)
  48. Small Poultry & Small animal Processing Plant (Special Use Only in A-1)
  49. Storage facilities for motor vehicles, boats, trailers, and other recreational vehicles (M-1 and M-2)
  50. Telecommunications Stations (M-1 and M-2)
  51. Veterinary establishments (B-2 and B-3)
  52. Wind Farms, Commercial, (Special Use in Other Districts)

HOME OCCUPATION - AGRICULTURAL. A home occupation in an agricultural zoning district. Tearooms, restaurants, eating and/or drinking establishments, animal hospitals or kennels, clinics, general retail and wholesale, stables, undertaking establishments and funeral parlors shall not be deemed to be "home occupation".

HOME OCCUPATION- AGRICULTURAL provided:

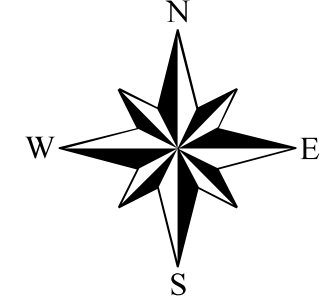
1. It is conducted entirely within the dwelling or permitted accessory building by a member or members of the family residing in the dwelling and when such home occupation is clearly incidental and secondary to the use of the dwelling as a residence.
2. A maximum sign of 8 square feet will be permitted but must meet setback requirements in section 11 of the Zoning Ordinance and be unlit.
3. No article shall be sold or offered for sale on the premises except as is produced by the occupation on the premises except that items incidental to the home occupation may be sold, i.e., hair products may be sold at a salon.
4. No person shall be employed on site other than members of the family residing on the premises and two persons outside the family, providing that additional persons outside of the family may be permitted by the Zoning Board of Appeals pursuant to an application for special use filed in accordance with the provisions of this ordinance.
5. The number of off-street parking spaces for that use is provided as required by the Off-Street Parking, Loading, and Landscape Requirements of this Ordinance.
6. No mechanical equipment is used which may generate obnoxious fumes, excessive noise or other such related nuisances. No offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbance shall be produced which is perceivable at or beyond the lot lines.

# ZONING MAP : A1-SU & A1-SU-BP KENDALL COUNTY - 2016 -

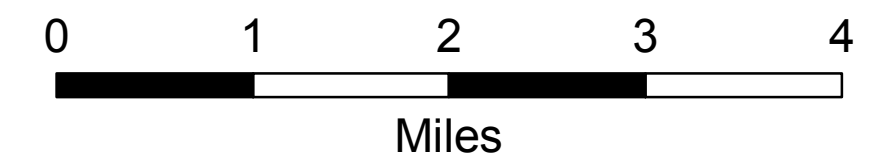
<http://www.co.kendall.il.us>

Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOX	KENDALL	NA-AU-SAY
BIG GROVE	LISBON	SEWARD

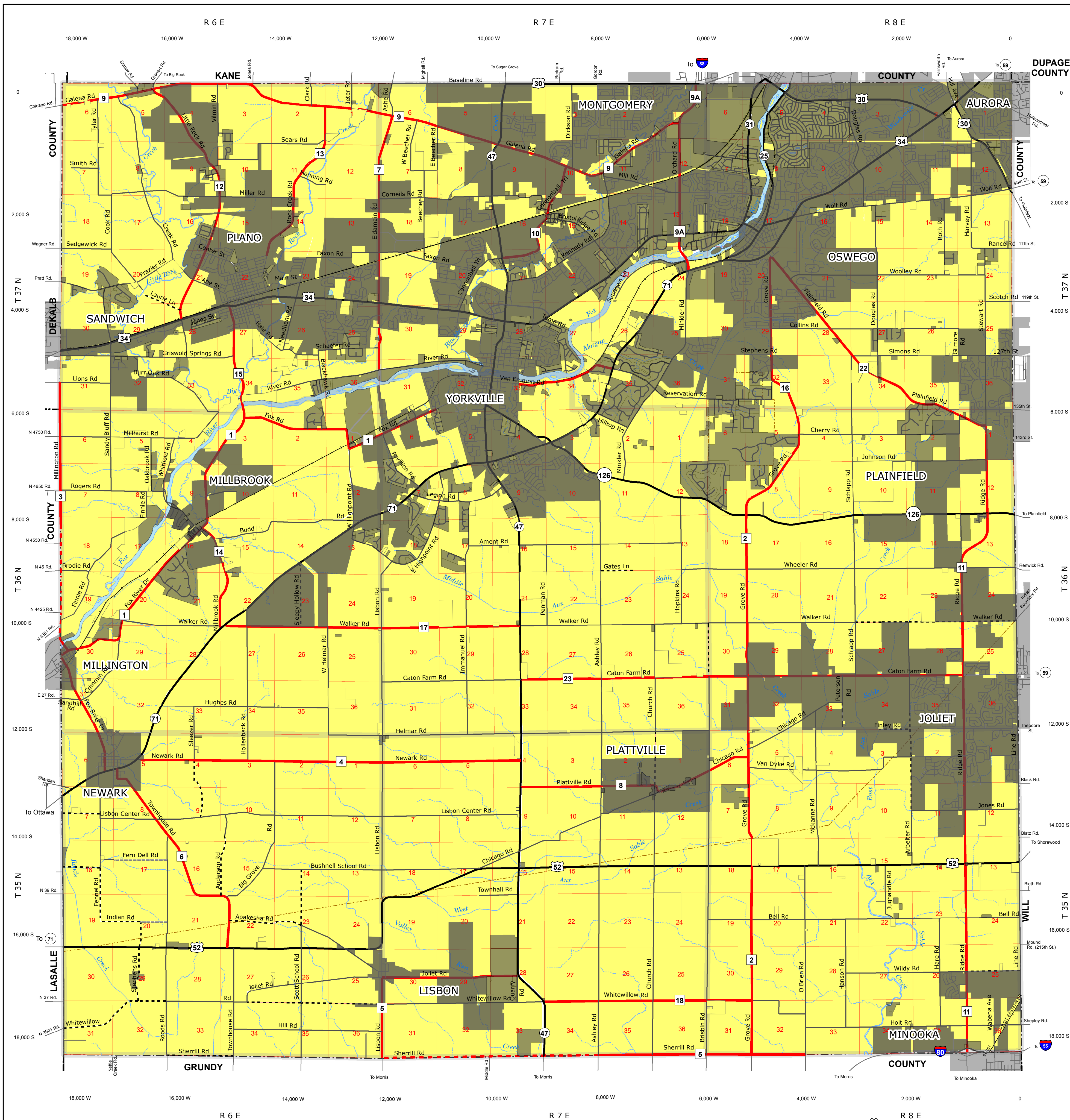


Scale: 1 in = 1 Mile

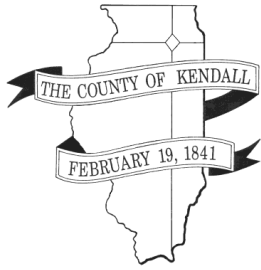


## Legend

- ADJACENT COUNTY
- COUNTY
- INTERSTATE
- STATE
- FEDERAL
- BITUMINOUS
- GRAVEL
- DIRT
- LOCAL
- RAILROAD
- SECTIONS
- POLITICAL TOWNSHIPS
- COUNTY FOREST PRESERVE
- STATE PARK
- A1/A1-SU/A1-SU-BP
- All Other Zoning/Municipalities



**Kendall County GIS**  
111 West Fox Street - Room 308  
Yorkville, Illinois 60560-1498  
630.553.4030



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

---

To: Kendall County Regional Planning Commission  
From: Matthew H. Asselmeier, AICP, Senior Planner  
Date: August 14, 2017  
Re: Future Land Use Along Illinois Route 47 South of Yorkville to County Line

---

At the July Kendall County Regional Planning Commission meeting, discussion occurred regarding evaluating future land uses along Illinois Route 47 from Yorkville to the county line.

According to the Future Land Use Map in the Land Resource Management Plan, the land adjacent to Illinois Route 47 from the intersection of Helmar Road north to the Yorkville corporate limits is planned to be a mix of commercial and transportation corridor with residential uses closer to the Yorkville city limits. The existing church and school located at the corner of Ament Road and Illinois Route 47 is shown on the map as public/institutional. South of Helmar Road, with the exception of Lisbon Center and the mining land near the County line, all of the land adjoining Illinois Route 47 is agricultural. The Future Land Use Map from the Land Resource Management Plan is attached.

According to the Land Resource Management Plan, “the Transportation Corridor land use category includes concentrations of land use that require accessibility to large metropolitan markets. Transportation corridors are located along major federal and state highways that carry high volumes of traffic” (Page 7-37). These areas are to have limited access of the main highway and utilize frontage roads. The B-5 (Business Planned Development District) and B-6 (Office and Research Park (District) with limited B-3 (Highway Business District) are the intended zoning districts for the Transportation Corridor Land Use. The list of uses in the B-3, B-5, and B-6 zoning districts are attached.

With the exception of land directly adjacent to their border, the United City of Yorkville, in their 2016 Comprehensive Plan, called for the land along Illinois Route 47 to be agricultural within its planning boundary. The Village of Lisbon, in their 2009 Comprehensive Plan, called for the land adjacent to Illinois Route 47 south of Lisbon Center Road to almost the County line to be either commercial or mixed use business. Copies of each municipalities’ Future Land Use Maps are attached.

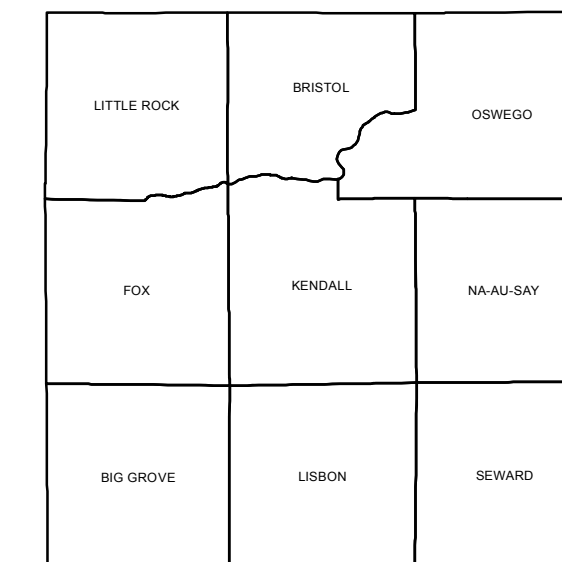
If it is the desire of the Kendall County Regional Planning Commission to change the future land uses south of Helmar Road, Staff recommends evaluating the timeframe for the completion of the Prairie Parkway, obtain existing and projected traffic counts along Illinois Route 47 and examine plans by the various utility companies to expand service in this area to see if an update is justified.

MHA

ENC: Future Land Resource Map, Land Resource Management Plan  
Future Land Use Map, United City of Yorkville  
Future Land Use Map, Village of Lisbon  
B-3, B-5 and B-6 Permitted and Special Uses

# Future Land Use Plan

Kendall County, Illinois



## LEGEND

- Urbanized Areas (Incorporated)
- Suburban Residential (Max Density = 1.00 DU/Acre)
- Rural Residential (Max Density = 0.65 DU/Acre)\*
- Rural Estate Residential (Max Density = 0.45 DU/Acre)
- Countryside Residential (Max Density = 0.33 DU/Acre)
- Commercial
- Mixed Use Business
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Hamlets
- Agricultural
- Open Space
- Forest Preserves/State Park
- Natural Resource Areas
- Utility

\*Note: Additional Density Bonuses up to 0.85 DU/Acre may be applicable; refer to individual township summaries for explanation of density bonuses

### REVISIONS

RESOLUTION	DATE	CHANGE
2005-06	4/17/2005	MODIFIED CATEGORIES TO COORDINATE WITH PLANNED DEVELOPMENT ZONING. ADDED COMMERCIAL ROADS AND UPGRADE OF SEWARD AND NA-AUL-SAY TOWNSHIPS
2007-21	06/20/07	ADDED RURAL RESIDENTIAL AND COMMERCIAL AREAS AROUND NEWARK AND LISBON TO REFLECT THE ADOPTED FUTURE LAND USE RECOMMENDATIONS FOR BIG GROVE TOWNSHIPS
2009-14	4/17/2009	MODIFIED CATEGORIES TO COORDINATE WITH THE FUTURE LAND USE PLAN FOR THE NORTHERN THREE TOWNSHIPS
2009-04	3/16/2009	ADDED FUTURE LAND USE AREAS IN LITTLE ROCK, BRISTOL, AND OSWEGO TOWNSHIPS TO REFLECT THE ADOPTED LAND USE RECOMMENDATIONS FOR THE NORTHERN THREE TOWNSHIPS AND REFLECT RECENT MUNICIPAL ORDINANCES BY SEWARD AND OSWEGO
2009-04	3/16/2009	ADDED FUTURE LAND USE AREAS IN NA-AUL-SAY TOWNSHIP TO REFLECT THE ADOPTED LAND USE RECOMMENDATIONS FOR THE NA-AUL-SAY TOWNSHIP (LAST ROUTE 130 CORRIDOR PLAN)
2005-08	3/15/2005	ADDED FUTURE LAND USE AREAS IN FOX AND KENDALL TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS
2005-25	12/20/2005	ADDED & UPDATED FUTURE LAND USE AREAS IN LISBON, SEWARD, AND SOUTHERN NA-AUL-SAY TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS
2009-25	8/22/2009	UPDATED PRAIRIE PARKWAY ALIGNMENT (REFERRED ALTERNATIVE B5 ALIGNMENT ANNOUNCED BY IDOT ON 06/15/07)
2009-24	06/30/09	UPDATED FUTURE LAND USE AREAS IN FOX, KENDALL, AND BIG GROVE TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS FROM TOWNSHIP MAP UPDATES AND THE FOX RIVER CORRIDOR PLAN
2009-03	1/20/2009	UPDATED COUNTY AND TOWNSHIP LUMP MAPS BASED ON THE LAND USE MAP FOR THE ROUTE 130/MENLIER ROAD AREA
04/2011	04/20/11	UPDATED SECTIONS 1 - 5

ORIGINAL ADOPTION - MARCH 1994 LAST REVISED - OCTOBER 2015

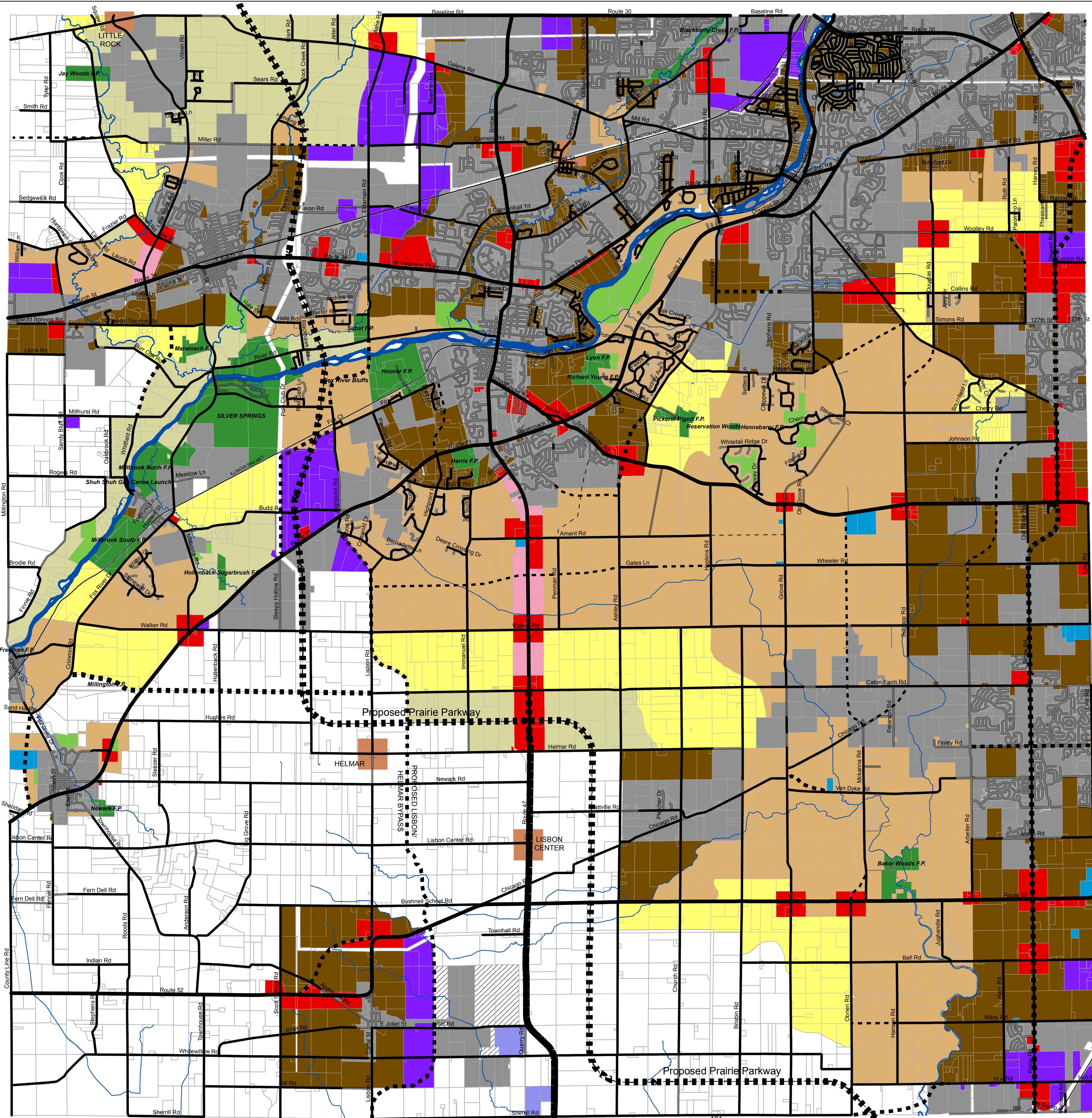
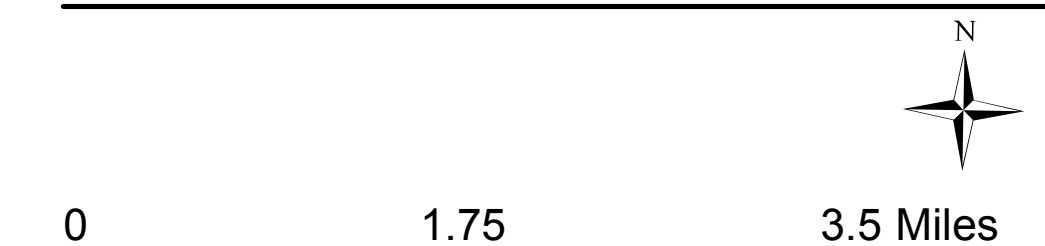
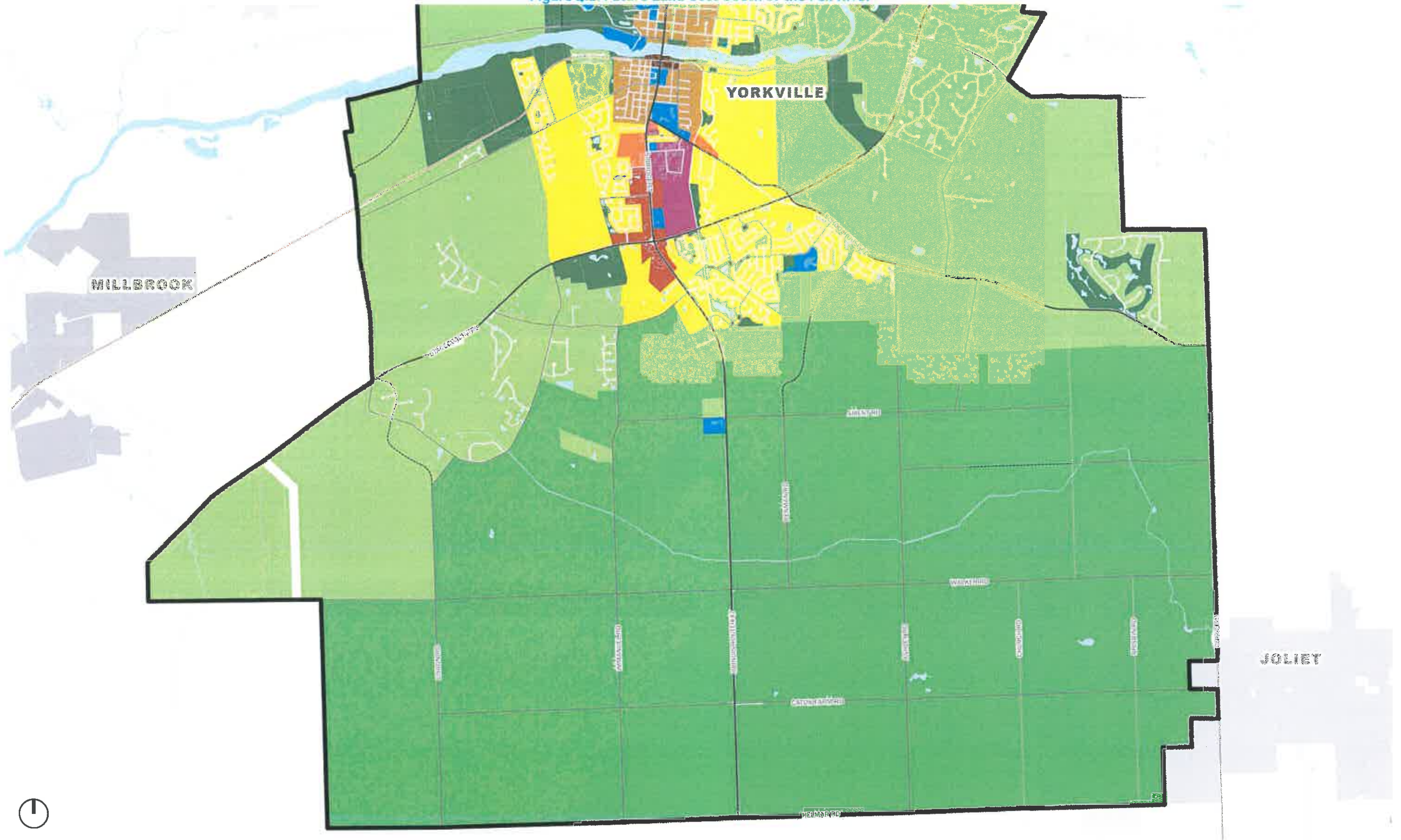
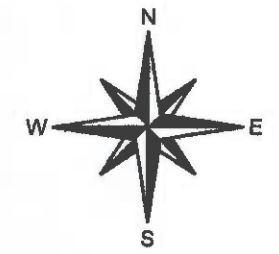
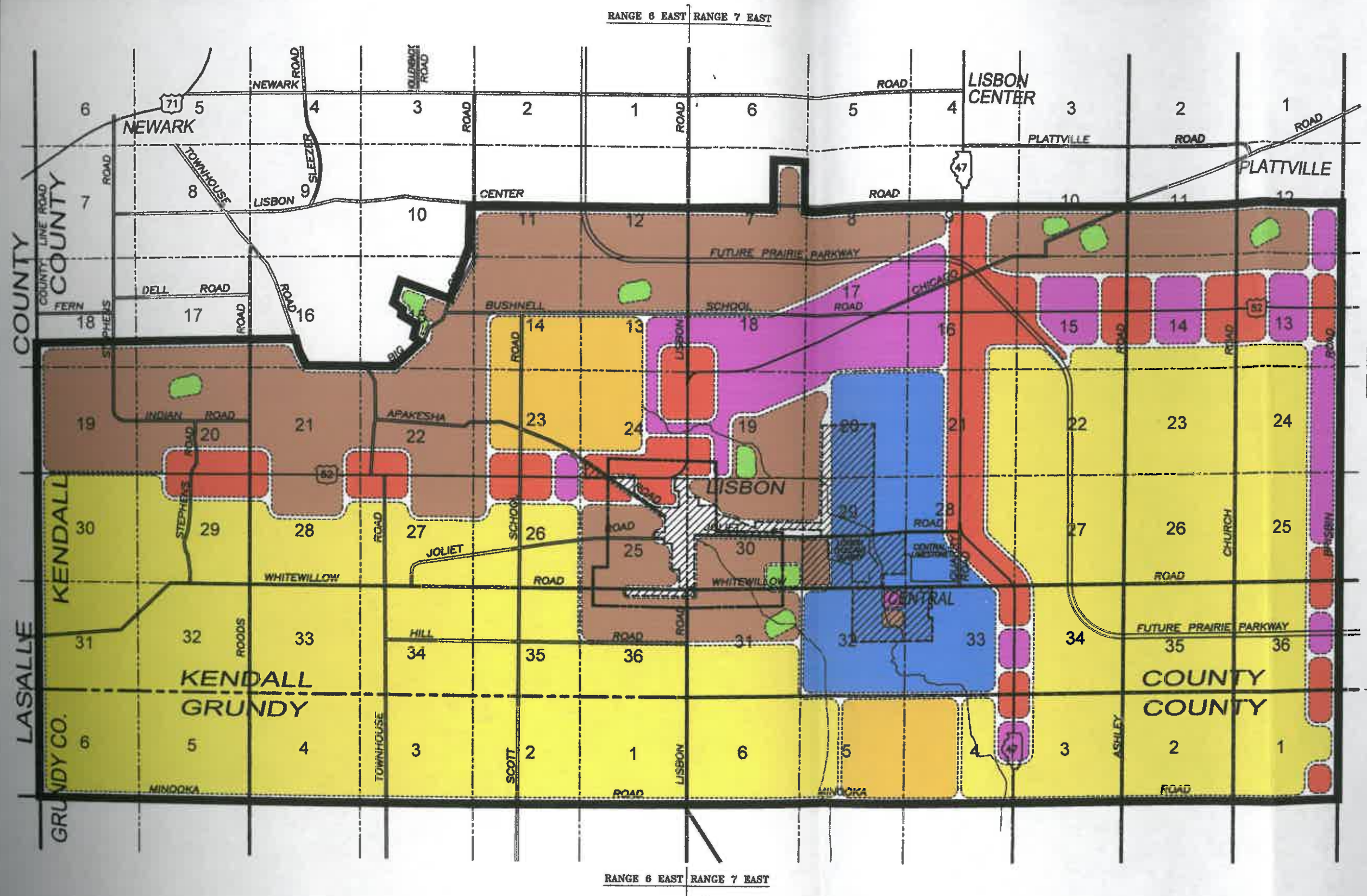


Figure 4.2: Future Land Uses South of the Fox River





- LEGEND**
- LISBON COMPREHENSIVE BOUNDARY
  - EXISTING LISBON VILLAGE LIMITS
  - ORIGINAL LISBON VILLAGE LIMITS
  - COMMERCIAL
  - MIXED USE BUSINESS
  - MINING
  - OPEN SPACE
  - 1 ACRE CITY LOTS
  - INDUSTRIAL
  - AGRICULTURAL

TOWNSHIP 34 NORTH  
TOWNSHIP 33 NORTH

DRAWN BY: MAB	DATE: 8/14/07
CHECKED BY: GRC	DATE: 8/14/07

**CHAMLIN ASSOCIATES**  
PERU MORRIS ILLINOIS

**COMPREHENSIVE PLANNING MAP**  
VILLAGE OF LISBON, KENDALL COUNTY, ILLINOIS

PLANNING AREAS

SCALE: 1 = 1700	SHEET
FILE NO.:	OF

## 9.00 COMMERCIAL ZONING DISTRICTS

### 9.02 B-1 LOCAL SHOPPING DISTRICT

A. Purpose. The B-1 Local Shopping District is composed of those areas of the County whose principal use is neighborhood-oriented, limited retail, service and repair business activities which serve the surrounding area. This district is provided to permit the development of these business activities, to protect adjacent areas against encroachment by incompatible uses, and to lessen congestion on public roads. To these ends, certain uses which would interfere with the operation of these business activities and the purpose of this district have been excluded.

B. Permitted Uses. The following uses are permitted:

1. Accessory uses. Accessory uses, structures, and buildings shall be permitted provided such uses, structures or buildings comply with the regulations of Section 4.05.
2. Adult Day Care or Respite Care
3. Art Galleries and Studios
4. Bait Shop
5. Barber Shops, Beauty Parlors, Massage or Similar Personal and business Service Shops
6. Bicycle Sales and Repair
7. Convenience Store
8. Custom Dressmaking, Millinery, Tailoring or Shoe Repair Shops
9. Drug Store
10. Fire Stations
11. Gardening Supplies and Seed Stores (retail sales only)
12. Governmental buildings and facilities
13. Grocery and food sales under 10,000 square feet
14. Indoor business sales and service under 10,000 square feet



15. Indoor retail sales of goods under 10,000 square feet, including repair of goods sold on the premises
16. Nano Breweries, subject to the following conditions: *(Amended 11/15/11; Ord. 11-29)*
  - a. The facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
  - b. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
  - c. Locally grown inputs shall be used to the greatest extent possible, with production utilizing crops grown on the same property or in combination with crops grown off-site.
  - d. Any tasting or sale of beer shall be subject to the Kendall County Liquor Control regulations.
17. Offices, business and professional, including medical clinics
18. Personal and business service shops under 10,000 square feet but not including uses regulated in Section 4.16
19. Photography Studios
20. Police Stations.
21. Postal substations
22. Restaurants, cafes, cafeterias or other similar establishments including but not limited to retail food stores.
23. Temporary buildings or structures for construction offices or storage, on the same zoning lot, for a period not to exceed such construction
24. Tobacco Shops

### 9.03 B-2 GENERAL BUSINESS DISTRICT

A. Permitted Uses. The following uses are permitted:

1. All permitted uses in the B-1 Local Shopping District
2. Private Ambulance service

3. Antique Shops
4. Art and school supply stores
5. Auction Facility when conducted wholly within an enclosed building and with no outside storage.
6. Banks and financial institutions
7. Book and Stationery Stores
8. Building material sales (retail)
9. Camera and Photographic Supply Stores
10. Catering Establishments
11. Copying/Reproduction Stores & banner or sign supplies
12. Electrical Appliance Stores and Repair
13. Furrier
14. Glass cutting and glazing establishments
15. Grocery and food sales
16. Indoor business sales and service in excess of 10,000 square feet
17. Indoor retail sales of goods in excess of 10,000 sq. feet, including repair of goods sold on the premises
18. Monument sales, but not including the cutting or grinding of stones
19. Motor Vehicle accessory store
20. Musical Instrument Sales and Repair (including lessons)
21. Packaged Liquor Store or any sale of alcoholic beverages
1. Personal and business service shops in excess of 10,000 Sq. ft.
2. Pet shop when conducted wholly within an enclosed building

3. Plumbing, heating, and roofing supply shops
  4. Schools (including music, dance, business, driving, commercial, or trade but excluding truck driving)
  5. Veterinary establishments, but not including the boarding of animals except for overnight stays for medical treatment and observation.
- D. Conditional Uses. The following Conditional Uses may be permitted only if specifically authorized by the Zoning Administrator:
1. Contractor or construction Services such as: building, cement, electrical, refrigeration, masonry, building, plumbing, roofing, air-conditioning, heating and ventilating.
  2. Contractors' offices and shops, where no fabrication is done on the premises and where all storage of material and equipment is within a building.
  3. Dry-cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than fifteen hundred pounds of dry goods per day, and when using carbon tetrachloride or other similar non-inflammable solvents approved by the State Fire Marshal.
  4. Enclosed self-service storage facility, provided that:
    - a. Each self-service storage facility shall be governed by the provisions of the Illinois Self-Service Storage Facility Act, 770 ILCS 95/1 et seq.
    - b. A fence and landscaping shall be provided which completely encloses the facility and screens it from view of residential structures and residentially zoned property
  5. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place
  6. Laundries, automatic self-service types or hand employing not more than two persons in addition to one owner or manager, provided that laundry machines shall not exceed ten pounds capacity each.
  8. Outdoor Display may be permitted subject to the following:
    - a. **TEMPORARY SEASONAL DISPLAYS**
      - (i) Seasonal displays not exceeding 60 days per calendar year

may be conducted on the same zoning lot as the principal business.

- (ii) A site plan must be submitted by the applicant and approved by the Zoning Administrator showing the location of the seasonal display, the items to be displayed and the duration of the display.
- (iii) Seasonal display areas shall be located at least 10 feet from any property line, shall not use required parking spaces, and shall not encroach into any required vision triangle areas.

All signage for seasonal display areas shall conform with Section 12.00 of the Kendall County Zoning Ordinance.

- b. PERMANENT OUTDOOR DISPLAYS
  - (i) Shall only be permitted on the same zoning lot as the principal business, and shall only display merchandise which is sold at the subject premises. Items which are not sold on the premises or which are general outdoor storage are not permitted.
  - (ii) Shall not exceed 10% of the subject area or 1,000 square feet in area, whichever is smaller.
  - (iii) Shall be subject to site plan review and approval by the Zoning Administrator.
  - (iv) Shall be located at least 10 feet from any property line, shall not use required parking spaces, and shall not encroach into any required vision triangle areas.
  - (v) Displays shall not be higher than 15 feet in height.
  - (vi) All signage for outdoor display areas shall conform with Section 12.00 of the Kendall County Zoning Ordinance.
  - (vii) A zoning certificate and fee are required for approval of an outdoor display area.
  - (viii) Any outdoor display area shall be subject to review by the Planning, Building and Zoning Committee and may be rescinded if deemed necessary.
  - (ix) Any outdoor display area which does not meet these

requirements may be permitted as a special use.

9. Processing or assembly, provided that space occupied in a building does not exceed six thousand square feet of total floor space and basement space, not including stairwells or elevator shafts; and provided such processing or assembly can be conducted without noise, vibration, odor, dust or any other conditions which might be disturbing to occupants of adjacent buildings. When manufacturing operations of the same or similar products demand space exceeding six thousand square feet, they shall then be located in the M-1 Manufacturing District.
10. Small Wind Energy Systems subject to the conditions of Section 4.18

#### 9.04 B-3 HIGHWAY BUSINESS DISTRICT

- A. Purpose: The B-3, Highway Business District is intended for major retail, service and repair establishments serving a large trade area, usually the entire County or beyond and oriented to the traveling public. The trade area population served by these establishments requires easy access, although patronage is more dispersed and visits to these establishments less frequent than in the B-1 District and B-2 District. It is the intent of the B-3 District regulations that establishments desiring location along major traffic routes are grouped with appropriate and adequate access ways provided.
- B. Permitted Uses. The following uses are permitted:
  1. All Permitted Uses identified in the B-2 General Business District
  2. Agricultural implement sales and service on an open lot or within a building.
  3. Animal hospital
  4. Banquet Halls are permitted subject to the following conditions:
    - a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
    - b. The subject parcel must be a minimum of 5 acres.
    - c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
    - d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.

- e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
- f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- g. The noise regulations are as follows:

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

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

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

- 5. Beverages, non-alcoholic, bottling and distributing.
- 6. Boat, Trailer and Recreational Vehicle sales or rental and service
- 7. Carpet and Rug Stores
- 8. Clean up and restoration services with the following conditions:
  - a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
  - b. All commercial vehicles are to be stored inside an accessory structure when not in use unless outdoor storage is screened from adjacent and surrounding properties and screening and storage is shown on the approving site plan.
  - c. All operations are to take place inside an enclosed structure.
  - d. A waste management plan must be submitted for approval and included as an exhibit to the approving ordinance

- e. A material management plan must be submitted including where items will be stored on site including but not limited to chemicals and belongings.
  - f. No materials that are brought in can be burned on this site.
  - g. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations).
  - h. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
9. Construction equipment sales and service.
  10. Crematories/ Funeral Homes
  11. Currency exchange.
  12. Drive through or drive up windows for any permitted use excluding the sale of alcoholic beverages.
  13. Dry-cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than fifteen hundred pounds of dry goods per day, and when using carbon tetrachloride or other similar non-inflammable solvents approved by the State Fire Marshal.
  14. Health clubs (public or private) and related accessory uses.
  15. Hotel and/or Motels
  16. Indoor entertainment and recreation
  17. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place.
  18. Laundries, automatic self-service types or hand employing not more than two persons in addition to one owner or manager, provided that laundry machines shall not exceed ten pounds capacity each.
  19. Miniature Golf Courses
  20. Motor Vehicle Service Stations for Retail Sale of Gasoline and Oil for Motor Vehicles
  21. Motor Vehicle Sales/Motorcycle Sales

22. Motor Vehicle/Motorcycle service stations, including repair and rebuilding, or painting of motor vehicles
23. Motor Vehicle washing—Facilities including the use of mechanical conveyers, blowers and steam cleaning.
24. Nurseries and greenhouses
25. Parking Garages for storage of private passenger automobiles and commercial vehicles under one and one-half ton capacity.
26. Restaurants, including the drive-in type where food is served to customers remaining in motor vehicles.
27. Taverns

C. Special Uses. The following uses may be allowed by special use permit in accordance with the provisions of Section 13.00.

1. Child Day Care Facility
2. Clubs and Lodges (non-profit), fraternal or religious institutions.
3. Communication Uses
4. Community Center/ After school programs/ Educational Center
5. Consumer credit, payday loan offices, financing or financial offices.
6. Dwelling units for Watchmen and Families including a Caretaker.
7. Fertilizer sales, including limited storage.
8. Hospitals
9. Indoor Target Practice with the following conditions:
  - a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.
  - b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.
  - c. Hours of operation from 7am to 10pm
  - d. No alcohol allowed.



- e. Must meet all requirements of the Kendall County Health Department.
  - f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.
10. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
  11. Kennels with the condition that the kennels must be located inside and must be located a minimum of 250' from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and 150' from lots zoned other than residential or shown on the LRMP map as non-residential. The animals must be indoors by sunset.
  12. Landscaping business, provided that:
    - a. All vehicles equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.
    - b. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.
    - c. No landscape waste generated off the property can be burned on this site.
  13. Meetings Halls
  14. Micro-Brewery and/or Winery
  15. Micro Distillery subject to the following conditions:
    - a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
    - b. Locally grown inputs shall be used to the greatest extent possible
    - c. The number of hours permitted to operate shall be on the approving ordinance.
    - d. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.

- e. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
  - f. Shall contact & meet all requirements of the Kendall County Health Department.
  - g. A waste management plan should be submitted to the Kendall County Health Department
16. Outdoor storage provided such storage is screened from adjacent and surrounding properties.
  17. Outdoor amusement establishments, carnivals, kiddie parks, and other similar amusement centers, and including places of assembly devoted thereto, such as stadiums and arenas.
  18. Pawn Shop
  19. Performing arts center subject to the following conditions:
    - a. The site shall have frontage on and access to a collector or arterial road, provided that the highway authority with jurisdiction over the subject road may approve alternative access.
    - b. The site shall be shown as a commercial area on the Land Resource Management Plan.
    - c. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations)
    - d. The amount of students and type of events are listed in the approving ordinance.
    - e. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
    - f. Must meet applicable Fire Protection District codes.
  20. Places of Worship subject to the following conditions:
    - a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.
    - b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.
    - c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00

21. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Said sales areas shall be set back at least ninety (90) feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars. Seasonal outdoor displays on above listed items are also permitted.
22. Public or Private Utilities and Service uses:
  - a. Telecommunications hub
  - b. Filtration plant, pumping station, and water reservoir.
  - c. Sewage treatment plant.
  - d. Electric substations and booster stations.
  - e. Other Similar uses
23. Retail or wholesale sales yards for agricultural products including, but not necessarily limited to, fruits, vegetables, flowers, plants, etc., that are not grown on the premises.
24. Self-Service Storage Facilities
25. Telecommunications Stations
26. Theaters: Outdoor theaters (drive-in), indoor theaters and convention centers.
27. Truck Driving School
28. Truck Stop

D. Conditional Uses. All conditional uses outlined in the B-2 General Business District (Section 9.03D) may be permitted only if specifically authorized by the Zoning Administrator.

#### 9.06 B-5 BUSINESS PLANNED DEVELOPMENT

A. Purpose. The B-5 Business Planned Development (BPD) District is intended to provide for greater freedom, imagination, and flexibility in the development of land while assuring appropriate development standards. To this extent it allows

diversification and variation in the relationship of uses, structures, and open spaces in developments planned as comprehensive, cohesive projects which are unified by a shared concept. It is further intended to encourage the beneficial integration of different compatible land uses at a proper scale and to encourage better design, provision of amenities, and the efficient use of public services through the use of planned unit development procedures. The intensity and profile of the development within this District are intended to be compatible with all adjacent uses.

- B. Permitted Uses. Permitted uses shall be consistent with the purpose of this District, including a wide variety of retail, office, general commercial and light industry. A permitted use list shall be developed and approved with each zoning request in the BPD District.

#### 9.07 B-6 OFFICE AND RESEARCH PARK DISTRICT

- A. Purpose. The B-6 Office and Research District is intended to provide for innovative, well-designed and maintained office and nuisance-free research uses in an environment which is characterized by controlled ingress and egress to major streets and extensive setbacks and yard areas with imaginative landscaping. This district is provided to permit the development of these business activities, to protect adjacent areas against encroachment by incompatible uses, and to lessen congestion on public roads.

- B. Permitted Uses. The following uses are permitted:

1. Accessory uses. Accessory uses, structures, and buildings shall be permitted provided such uses, structures or buildings comply with the regulations of Section 4.05.
2. Banks and financial institutions
3. Business or trade school.
4. Colleges or universities, including dormitories, fraternities, sororities and other accessory buildings and structures when located on the college or university grounds, but not including business colleges or trade schools when operated for profit.
5. Consumer credit, payday loan offices, financing or financial offices.
6. Fire Stations
7. Governmental buildings and facilities

8. Hospital.
  9. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place.
  10. Offices, business and professional, including medical clinics.
  11. Parking Garages for storage of private passenger automobiles and commercial vehicles under one and one-half ton capacity
  12. Planned Developments- Business
  13. Police Stations.
  14. Research laboratories, including the testing of products, but not including the manufacturing of products, except as incidental to the research and testing of products
  15. Schools (including music, dance, business, driving, commercial, or trade but excluding truck driving)
  16. Temporary buildings or structures for construction offices or storage, on the same zoning lot, for a period not to exceed such construction
  17. Wholesale sales, displays and offices, but not including storage or warehousing
- C. Special Uses. The following uses may be allowed by special use permit in accordance with the provisions of Section 13.00:
1. Book and stationary stores when Services are intended to serve the immediate convenience needs of persons employed in the area
  2. Child Day Care Facility
  3. Convenience store
  4. Dwelling Unit for Watchmen and Families including a Caretaker
  5. Health clubs (public or private) and related accessory uses.
  6. Hotel and/or motel
  7. Indoor Target Practice with the following conditions:

- a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.
  - b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.
  - c. Hours of operation from 7am to 10pm
  - d. No alcohol allowed.
  - e. Must meet all requirements of the Kendall County Health Department.
  - f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.
- 8. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
- 9. Light manufacturing and assembly
- 10. Packaged Liquor Store or any sale of alcoholic beverages when associated with a brewery or winery.
- 11. Places of Worship subject to the following conditions:
  - a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.
  - b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.
  - c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00
- 12. Private clubs such as soccer, ect. provided all other sections of the Zoning Ordinance and Health Department regulations are met.
- 13. Public or Private Utilities and Service uses:
  - a. Telecommunications hub
  - b. Filtration plant, pumping station, and water reservoir.
  - c. Sewage treatment plant.
  - d. Electric substations and booster stations.
  - e. Other Similar uses
- 14. Restaurants and/or taverns

15. Services or commercial uses intended primarily to serve the immediate convenience needs of persons employed in the area, including office supply stores, restaurants (but not drive-in facilities), dry cleaning (but not on-site plant) and similar uses
  16. Self Service Storage Facilities (enclosed)
  17. Telecommunications stations
  18. Other business uses not specifically listed as permitted uses, when found to be similar and compatible with existing or permitted businesses in the B-6 District
- D. Conditional Uses. The following conditional uses may be permitted only if specifically authorized by the Zoning Administrator:
1. Small Wind Energy Systems subject to the conditions of Section 4.18