

# Kendall County Agenda Briefing

**Committee:**

**Meeting Date:**

**Amount:**

**Budget:**

**Issue:**

**Background and Discussion:**

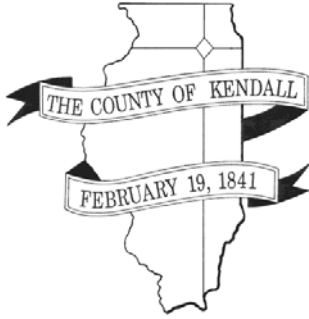
**Committee Action:**

**Staff Recommendation:**

**Prepared by:**

**Department:**

**Date:**



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

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**Petition 19-34**

**Ron Smrz on Behalf of Bank of Lyon Trust  
A-1 Special Use – Storage of Motor Vehicles, Boats,  
Trailers and Other Recreational Vehicles**

**INTRODUCTION**

Ron Smrz, on behalf of Bank of Lyon Trust, would like to establish a storage business for boats and RVs at the subject property. The amended site plan was created after the Kendall County Regional Planning Commission meeting. The Petitioner updated the site plan to reflect concerns expressed by neighbors.

The property was granted a special use permit for the retail sale of nursery stock through Ordinance 1985-10. This proposal will not impact the existing special use permit.

**RECOMMENDATION**

Staff recommends approval of the requested special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan, landscaping plan, and lighting plan. The light poles shall be a maximum fifteen feet (15') in height.
2. The operator(s) of the business allowed by this special use permit shall plant the vegetation identified in the landscaping plan; specifically, a minimum of twenty-two (22) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting will be installed by the end of May 2020.
3. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan.
4. Only non-motorized camp vehicles may be stored on the property. No cargo containers may be stored on the property.
5. The vehicles stored on the premises may be stored outdoors.
6. None of the vehicles stored on premises shall be considered agricultural equipment as they relate to the business allowed by this special use permit.
7. All of the vehicles stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
8. The hours of operation for the business allowed by this special use permit shall be daily from 6:30 a.m. until 9:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Lights related to the business allowed by this special use permit shall be off during non-business hours.
9. The maximum number of employees for the business allowed by this special use permit shall be two (2), including the business owners.
10. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Bristol-Kendall Fire Protection District with passcodes to the gate upon the request of these agencies.
11. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
12. The conditions and restrictions contained in Ordinance 1985-10 pertaining to the retail sale of nursery

stock shall remain valid, enforceable, and separate from the conditions and restrictions for the special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles.

13. **The special use permit granted by this ordinance shall automatically be revoked when Ron Smrz relinquishes ownership of the property (Added by the ZBA).**
14. The operator(s) of 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.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

## **ACTION SUMMARY**

### **OSWEGO TOWNSHIP**

Oswego Township was emailed the original information on September 24, 2019. The revised site plan was emailed on February 19, 2020.

### **BRISTOL-KENDALL FIRE PROTECTION DISTRICT**

The Bristol-Kendall Fire Protection District was emailed the original information on September 24, 2019. They submitted comments on January 31, 2020 expressing concerns regarding accessing the Knox Box, having fire extinguishers in place, electrical connections to keep vehicles warm or charged, fuel storage, and isle width for emergency vehicles. The revised site plan was emailed on February 19, 2020.

### **UNITED CITY OF YORKVILLE**

The United City of Yorkville was emailed the original information on September 24, 2019. The Yorkville Planning Commission reviewed the updated site plan at their meeting on February 12, 2020 and the Yorkville City Council reviewed the proposal at their meeting on February 25, 2020. Yorkville had no objections to the request.

### **ZPAC**

ZPAC met on this proposal on October 1, 2019. Discussion occurred at that meeting regarding obtaining a variance to the Stormwater Management Ordinance. In the ensuing months, the Petitioner decided not to pursue the variance and amended the site plan to meet the requirements of the Kendall County Stormwater Management Ordinance. ZPAC reviewed the revised site plan at their meeting on January 7, 2020, and recommended approval of the proposal with no objections.

### **KCRPC**

The Kendall Regional Planning Commission reviewed this proposal at their meeting on January 22, 2020. Six (6) neighbors expressed opposition to the proposal. They were concerned about increased lighting, traffic safety on Route 71, the desire to keep the area rural, leaks of motor vehicle related fuels and oils, the impact of leaks on local wells, a lack of screening or buffering, and concerns about abandoned vehicles on the property. Discussion occurred about the Scenic Route designation of Route 71 in this area. The suggestion was made to require that the lights be turned off during non-business hours of operation. The suggestion was made to not allow semis, cargo containers, or similar items to be stored on the property. The suggestion was made to have the special use expire when the Petitioner no longer lived on the property; the Petitioner was against this suggestion. It was noted that none of the existing special uses for this type of use in the A-1 District allow outdoor storage. The Kendall County Regional Planning Commission issued a negative recommendation on the proposal with all members present against the proposal; two (2) members were absent. Member Wilson and Chairman Ashton voted against the proposal because they wished that the Petitioner had talked to his neighbors at the beginning of the process. They felt the use was more appropriate in an industrial or business park. They were also concerned about potential leaks at the site.

## ZBA

The Kendall County Zoning Board of Appeals started the public hearing on this proposal on January 27, 2020. At the Petitioner's request, the proposal was laid over until March. The Kendall County Zoning Board of Appeals continued the public hearing on March 2, 2020. Four (4) neighbors testified in opposition to the request. They were concerned about the area becoming less residential, less aesthetically attractive, light pollution, the potential for the proposed use to expand, unsanitary waste from trailers, and decreased property values. The Petitioner agreed to a condition that the special use permit would cease when he no longer own the property. The Zoning Board of Appeals recommended approval, by a vote of four (4) in favor and three (3) in opposition, of the requested special use permit provided that a condition be added that the special use permit would end when the current owner no longer owns the property. Member Clementi dissented because of concerns about the environmental impacts and the proposed special use's location in relation to wetlands, forest preserve, Lyon Farm, and the need to preserve the area environmentally. She was also concerned about septic waste from trailers. She stated that the proposed use will substantially diminish property values. She also felt that the proposed use was inconsistent of the scenic route designation of Route 71 in this area. Member LeCuyer dissented because the Future Land Use Map calls for the subject property to be residential and the proposed use could negatively impact the property values of nearby properties. Chairman Mohr dissented because of the Land Resource Management Plan and setting the precedent for outdoor storage in other A-1 areas. He did not see the proposal helping anyone else except the Petitioner. All of the Zoning Board of Appeals members felt that property values would be negatively impacted by the proposal.

## PBZ Committee

The Planning, Building and Zoning Committee reviewed this proposal at their meeting on March 9, 2020. Five (5) residents expressed opposition to the proposal. They reiterated the negative impacts of the proposal stated at the Kendall County Regional Planning Commission meeting and the Kendall County Zoning Board of Appeals meeting. The Petitioner noted that he changed the proposal to address the concerns of the County and neighbors. The Committee voted to forward the proposal to the Committee of the Whole with a neutral recommendation in order to give Committee members an opportunity to visit the site. One (1) member of the Committee was absent.

## FINDINGS OF FACT

§ 13.08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on special use permit applications. They are listed below in *italics*. The findings of the Zoning Board of Appeals are in **bold**:

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances. The Board of Appeals approved this finding on a 6-1 vote; Member Clementi dissented.***

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The Board of Appeals said that the special use would be substantially injurious to the use and enjoyment of other property in the immediate vicinity and would diminish and impair property values; this finding was made on a 7-0 vote.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This is true. The Illinois Department of Transportation has not***

expressed any concerns regarding this use locating at this property. The business will not have any restroom facilities or drinking water facilities for patrons. The Petitioner will have to secure a stormwater management permit. **The Board of Appeals approved this finding on a 7-0 vote.**

*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 Zoning Board of Appeals. This is true. **The Board of Appeals approved this finding on a 7-0 vote.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The Board of Appeals rejected this finding by a 3-4 vote on the grounds that the proposed use was inconsistent with the scenic route designation and the area. Concerns were also expressed regarding the precedent of allowing outdoor storage on A-1 zoned property. Members Cherry, Clementi, LeCuyer, and Mohr voted against the positive finding.***

## PHYSICAL DATA

### ENDANGERED SPECIES REPORT

EcoCat submitted on June 6, 2019, as part of the Wetland Delineation Report and found the Fox River INAI Site and Yorkville Seep INAI Site in the area. The Petitioner submitted a formal EcoCat on December 23, 2019, and no negative impacts were foreseen.

### NATURAL RESOURCES INVENTORY

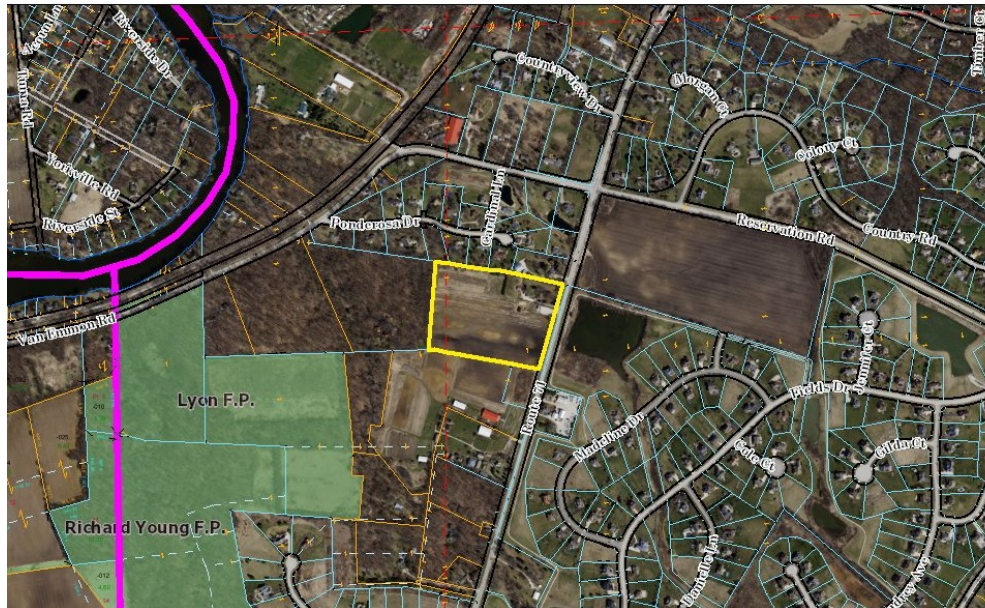
NRI application submitted on August 2, 2019. No NRI Report was submitted.

## SITE INFORMATION

PETITIONER Ronald Smrz on Behalf of the Bank Lyon Trust

ADDRESS 7821 Route 71

LOCATION Approximately 0.15 Miles South of the Intersection of Route 71 and Van Emmon Road on the West Side of Route 71



TOWNSHIP Oswego

PARCEL # 02-35-151-003

LOT SIZE 17 +/- Acres; 1 +/- Acre for Special Use Permit Area

EXISTING LAND USE Agricultural/Farmstead/Landscaping Business

ZONING A-1 Agricultural District

|      |                     |   |
|------|---------------------|---|
| LRMP | Current Land Use    | Agricultural  |
|      | Future Land Use     | Rural Residential (Max 0.6 Du/Acre)   |
|      | Roads               | Route 71 is a State Highway Classified as an Arterial. Route 71 is also Classified as a Scenic Road at this Property. |
|      | Trails              | Yorkville has a Trail Planned Along Route 71.   |
|      | Floodplain/Wetlands | There is a Farmable Wetland on the Property Consisting of Approximately 0.11 Acres.                                   |

REQUESTED ACTION A-1 Special Use to Operate a Storage of Motor Vehicles, Boats, and Recreation Vehicles

APPLICABLE REGULATIONS Section 7.01 D.50 – A-1 Special Uses – Permits Storage facilities for motor vehicles, boats, trailers, and other recreational vehicles provided that 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 specifically permitted under a special use permit, all storage shall be in enclosed buildings. Self-storage or mini-warehouse facilities are specifically prohibited in the Agricultural District.

Section 13.08 – Special Use Procedures

**SURROUNDING LAND USE**

| Location | Adjacent Land Use                    | Adjacent Zoning          | Land Resource Management Plan                | Zoning within ½ Mile             |
|----------|--------------------------------------|--------------------------|--|----------------------------------|
| North    | Single-Family Residential            | R-3                      | Rural Residential (Max 0.6 DU/Acre)          | A-1, A-1 SU, and R-3             |
| South    | Agricultural/Farmstead               | A-1                      | Rural Residential/Open Space/Forest Preserve | A-1, A-1 BP, A-1 SU, and R-3 PUD |
| East     | Single-Family Residential            | A-1, A-1 SU, and R-3 PUD | Rural Residential                            | A-1, R-3 PUD, and RPD-2          |
| West     | Single-Family Residential and Wooded | A-1 and R-1              | Rural Residential                            | A-1 and R-3                      |

The special use permit to the north is for a campground. The special use permit to the east is for a landscaping business.

Lyon Farm is located south of the subject property.

The Richard Young and Lyon Forest Preserves are in the vicinity.

**BUSINESS OPERATION**

According to revised site plan, the Petitioner plans to offer rental space for fifty-one (51) parking stalls which is down from the two hundred (200) rental units in the original proposal. The proposed hours of operation are daily from 6:30 a.m. until 9:00 p.m.

Prospective renters would meet with the Petitioner at the property at a pre-arranged time to view the property, sign a contract, and receive their access code. The Petitioner plans to use the existing storage building as the office for the business.

The Petitioner and his wife would be the only employees of the business.

Following the Kendall County Regional Planning Commission meeting, the Petitioner was agreeable to not storing cargo containers.

### **BUILDING AND BUILDING CODES**

No new structures are planned for the property. A new occupancy permit might be required for the existing storage building.

### **ENVIRONMENTAL HEALTH**

The location of the well was shown on the proposed site plan south of the existing house. No bathrooms or potable water sources would be available to patrons of the storage business.

### **STORMWATER**

The Petitioner indicated that the storage area would have a gravel base.

The site plan shows the proposed use to be away from the farmable wetland.

Following the Kendall County Regional Planning Commission meeting, the Petitioner agreed to only store non-motorized camp vehicles only, which would eliminate the concerns regarding motor vehicle related leaks.

### **ROAD ACCESS**

The property fronts Route 71 and an existing access point off of Route 71 exists.

The Illinois Department of Transportation provided comments regarding this proposal. A new access permit will be required.

### **PARKING AND INTERNAL TRAFFIC CIRCULATION**

Parking will occur in the gravel areas east of the existing building.

### **LIGHTING**

The Petitioner provided a lighting plan showing six (6) new light poles, each fifteen feet (15') in height.

At the Kendall County Regional Planning Commission meeting, the Petitioner seemed agreeable to turning off the lights when the business was not operating.

### **SIGNAGE**

The Petitioner plans to install a sign along Route 71. The sign must meet all of requirements of the Kendall County Zoning Ordinance and must not be illuminated.

### **LANDSCAPING**

The Petitioner plans to remove the three (3) existing Norway Spruce trees. The Petitioner plans to plant twenty-two (22) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting. The evergreens will be placed to the west, south, and east of the parking area. The evergreens will be planted by the end of May 2020. A vegetative swale is also planned for south of the parking area.

### **SECURITY**

The Petitioner indicated that the storage area will have a chain-link fence around the storage area. The fence is planned to be six feet (6') in height.

There will be a twenty foot (20') wide automatic gate on the east side of the storage area to control access to the area. The lock on the gate will be timed to prevent patrons from accessing the property during non-business hours. The gate will be adjacent to the shed.

A security monitoring system will also be installed with cameras on the shed.

The Petitioner agreed to provide the Sheriff's Department and Bristol-Kendall Fire Protection District with a passcode to access the gate.

**NOISE CONTROL**

No information was provided regarding noise control.

**ODOR CONTROL**

No new odors are foreseen.

**LITTER CONTROL PLAN**

While very little trash or litter is expected to be generated by the proposal, no plans for litter control were provided.

**RELATION TO OTHER SPECIAL USES**

If approved, this would be the seventh active special use permit for this type of storage in unincorporated Kendall County. The other storage special use permits in the A-1 are located at 16765 Hanson Road in Seward Township, 15028-15706 Church Road in Lisbon Township, 15475 Route 71 Newark, and 10744 Route 47. There are storage businesses located at Route 31 and Light Road and at 5498 Route 34; these businesses are located on properties with business zoning classification.

**GENERAL**

The Petitioner currently resides in the house on the property.

The Petitioner agreed that all items stored on the property would remain licensed and in good working order. The Petitioner agreed to follow the Kendall County Inoperable Vehicle Ordinance and the Junk and Debris Ordinance. The Petitioner also agreed that none of the vehicles stored as part of the special use permit would be for agricultural purposes.

The draft ordinance is provided.



**ORDINANCE NUMBER 2020-\_\_\_\_\_**

**GRANTING A SPECIAL USE PERMIT ON PROPERTY ZONED A-1 AGRICULTURAL FOR STORAGE OF MOTOR VEHICLES, BOATS, TRAILERS, AND OTHER RECREATIONAL VEHICLES ON 1.0 +/- ACRES AT 7821 ROUTE 71 AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 02-35-151-003 IN OSWEGO TOWNSHIP**

WHEREAS, Section 13.08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

WHEREAS, Section 13.04 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue variations and place conditions on variations and provides the procedure through which variations are granted; and

WHEREAS, Section 7.01.D.50 of the Kendall County Zoning Ordinance permits the operation of a storage of motor vehicles, boats, trailers, and other recreational vehicles business as a special use with certain restrictions in the A-1 Agricultural Zoning District; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and the portion of the property subject to the special use permit consists of approximately 1.0 acre located at 7821 Route 71 (PIN: 02-35-151-003) in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

WHEREAS, the subject property was previously granted a special use permit for the retail sale of nursery stock pursuant to Ordinance 1985-10; and

WHEREAS, the subject property is currently owned by the Bank of Lyon Trust as represented by Ronald Smrz and shall hereinafter be referred to as “Petitioner”; and

WHEREAS, on or about September 16, 2019, Petitioner filed a petition for a special use permit allowing the operation of a storage of motor vehicles, boats, trailers, and other recreational vehicles business at the subject property; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on January 9, 2020, the Kendall County Zoning Board of Appeals initiated a public hearing on January 27, 2020, at 7:00 p.m., and continued the public hearing to March 2, 2020, at 7:00 p.m. in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner presented evidence, testimony, and exhibits in support of the requested special use permit and zero members of the public testified in favor of the requested special use permit and four members of the public testified in opposition of the requested special use permit; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the special use permit with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated March 2, 2020, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact

and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a neutral recommendation of the requested special use permit with conditions; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for a special use permit allowing the operation of a storage of motor vehicles, boats, trailers, and other recreational vehicles business on the subject property subject to the following conditions:
  - A. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and lighting plan attached hereto as Exhibit C. The light poles shall be a maximum fifteen feet (15') in height.
  - B. The operator(s) of the business allowed by this special use permit shall plant the vegetation identified in the landscaping plan attached hereto as Exhibit C; specifically, a minimum of twenty-two (22) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting will be installed by the end of May 2020.
  - C. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan attached hereto as Exhibit C.
  - D. Only non-motorized camp vehicles may be stored on the property. No cargo containers may be stored on the property.
  - E. The vehicles stored on the premises may be stored outdoors.
  - F. None of the vehicles stored on premises shall be considered agricultural equipment as they relate to the business allowed by this special use permit.
  - G. All of the vehicles stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
  - H. The hours of operation for the business allowed by this special use permit shall be daily from 6:30 a.m. until 9:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Lights related to the business allowed by this special use permit shall be off during non-business hours.
  - I. The maximum number of employees for the business allowed by this special use permit shall be two (2), including the business owners.
  - J. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Bristol-Kendall Fire Protection District with passcodes to the gate upon the request of these agencies.
  - K. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

- L. The conditions and restrictions contained in Ordinance 1985-10 pertaining to the retail sale of nursery stock shall remain valid, enforceable, and separate from the conditions and restrictions for the special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles.
  - M. The special use permit granted by this ordinance shall automatically be revoked when Ron Smrz relinquishes ownership of the property.
  - N. The operator(s) of 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.
  - O. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
  - P. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
3. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this special use permit.

*IN WITNESS OF*, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 18<sup>th</sup> day of March, 2020.

Attest:

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Kendall County Clerk  
Debbie Gillette

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Kendall County Board Chairman  
Scott R. Gryder

Exhibit A

That part of the Northeast Quarter of Section 34 and part of the West Half of Section 35, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the angle point in the Southerly line of a subdivision known as "Ponderosa, Oswego Township, Kendall County, Illinois"; thence Easterly along said Southerly line and said line extended 1,000.21 feet; thence Southeasterly along a line forming an angle of  $178^{\circ} 36' 34''$  with the last described course, measured clockwise therefrom 17.50 feet for the point of beginning; thence Southeasterly along the continuation of the last described course, 525.02 feet; thence Southeasterly along a line forming an angle of  $176^{\circ} 15' 46''$  with the last described course, measured counter-clockwise therefrom, 572.30 feet to the center line of Illinois State Route No. 71; thence Southwesterly along said center line 716.28 feet to a point which is 2,617.14 feet Northeasterly of, measured along said center line and the extension thereof, the intersection of said extended center line and the South line of said Section 35, thence Northwesterly along a line which forms an angle of  $95^{\circ} 02' 00''$  with the last described course, measured counter-clockwise therefrom, 929.88 feet; thence Westerly along a line which forms an angle of  $166^{\circ} 45' 31''$  with the last described course, measured clockwise therefrom, 55.0 feet; thence Northeasterly 709.57 feet to the point of beginning, in Oswego Township, Kendall County, Illinois, and containing 17.055 acres.

Tax Identification Number: 03-35-151-003

Common Address: 7821 Route 71, Yorkville, Illinois 60560

Unofficial

## Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on March 2, 2020.

### 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. **The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances. The Board of Appeals approved this finding on a 6-1 vote; Member Clementi dissented.***

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The special use would be substantially injurious to the use and enjoyment of other property in the immediate vicinity and would diminish and impair property values. The Board of Appeals approved this finding on a 7-0 vote.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This is true. The Illinois Department of Transportation has not expressed any concerns regarding this use locating at this property. The business will not have any restroom facilities or drinking water facilities for patrons. The Petitioner will have to secure a stormwater management permit. The Board of Appeals approved this finding on a 7-0 vote.***

*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 Zoning Board of Appeals. **This is true. The Board of Appeals approved this finding on a 7-0 vote.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The proposed use was inconsistent with the scenic route designation and the area. If this special use permit was approved, a precedent would be established allowing outdoor storage on A-1 zoned property. The Board of Appeals approved this finding on a 4-3 vote. Members Cherry, Clementi, LeCuyer, and Chairman Mohr voted for the negative finding; Members Fox, Thompson, and Whitfield voted against the negative finding.***

### RECOMMENDATION

Approval with the following conditions and restrictions; Members Clementi, LeCuyer, and Chairman Mohr dissented:

1. The site shall be developed substantially in accordance with the submitted site plan, landscaping plan, and lighting plan. The light poles shall be a maximum fifteen feet (15') in height.
2. The operator(s) of the business allowed by this special use permit shall plant the vegetation identified in the landscaping plan; specifically, a minimum of twenty-two (22) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting will be installed by the end of May 2020.

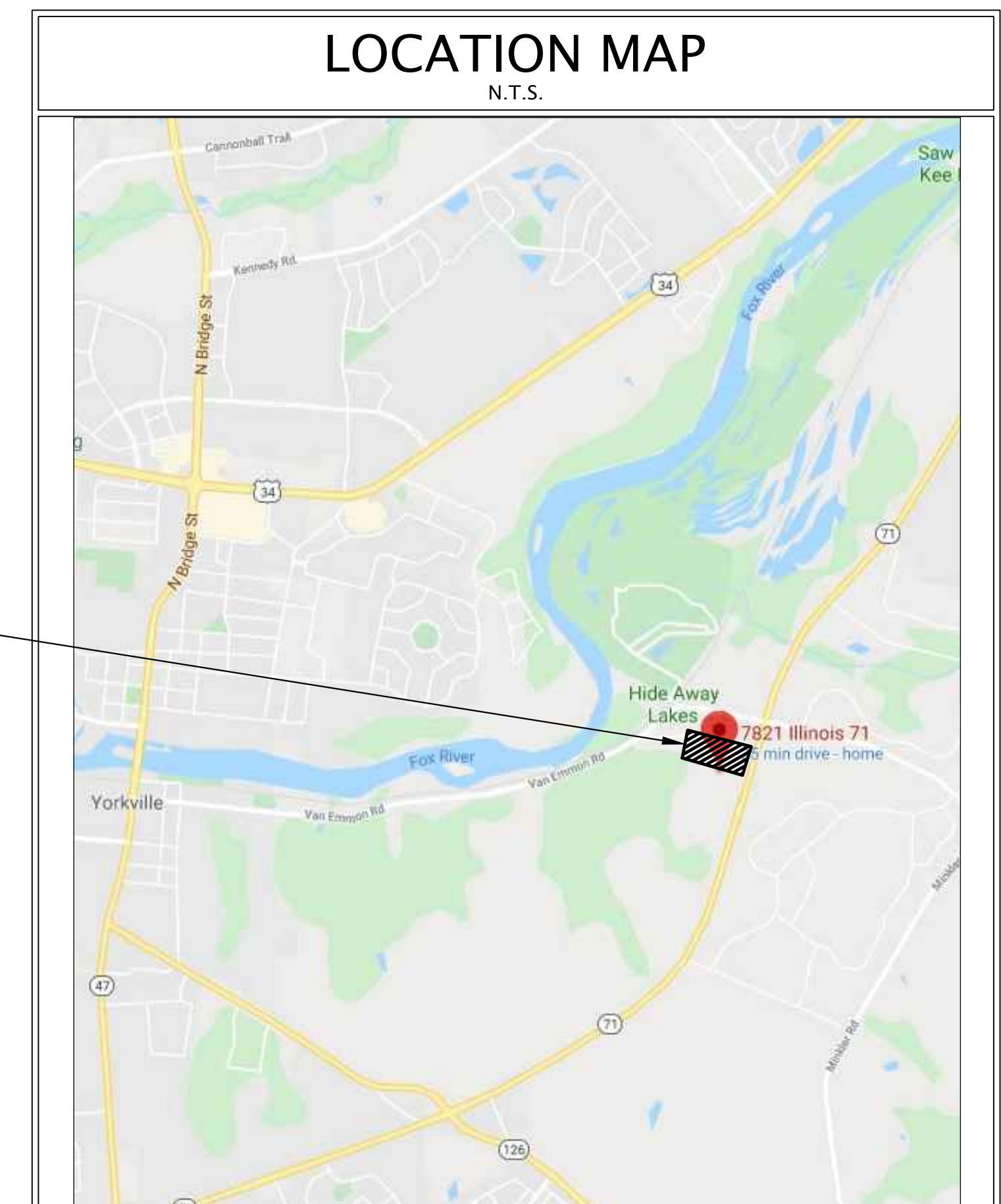
3. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan.
4. Only non-motorized camp vehicles may be stored on the property. No cargo containers may be stored on the property.
5. The vehicles stored on the premises may be stored outdoors.
6. None of the vehicles stored on premises shall be considered agricultural equipment as they relate to the business allowed by this special use permit.
7. All of the vehicles stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
8. The hours of operation for the business allowed by this special use permit shall be daily from 6:30 a.m. until 9:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Lights related to the business allowed by this special use permit shall be off during non-business hours.
9. The maximum number of employees for the business allowed by this special use permit shall be two (2), including the business owners.
10. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Bristol-Kendall Fire Protection District with passcodes to the gate upon the request of these agencies.
11. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
12. The conditions and restrictions contained in Ordinance 1985-10 pertaining to the retail sale of nursery stock shall remain valid, enforceable, and separate from the conditions and restrictions for the special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles.
13. The special use permit granted by this ordinance shall automatically be revoked when Ron Smrz relinquishes ownership of the property.
14. The operator(s) of 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.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

# ENGINEERING PLANS FOR 7821 US ROUTE 71 SITE PLAN

SECTION 35, TOWNSHIP 37 NORTH , RANGE 7 EAST

7821 US ROUTE 71  
YORKVILLE, IL 60560  
KENDALL COUNTY  
JANUARY, 2020

| LEGEND     |                               |
|------------|-------------------------------|
| ---        | PROPERTY BOUNDARY             |
| ---6.00--- | EXISTING CONTOUR LINE         |
| ---        | EXISTING STORM SEWER          |
| ---        | EXISTING SANITARY SEWER LINE  |
| ---        | EXISTING WATERMAIN            |
| ---        | EXISTING UNDERGROUND ELECTRIC |
| ---        | EXISTING OVERHEAD ELECTRIC    |
| ---        | EXISTING GAS SERVICE          |
| ---        | EXISTING TELEPHONE            |
| ---        | PROPOSED CONTOUR LINE         |
| ---        | PROPOSED WATERMAIN            |
| ---        | PROPOSED STORM SEWER          |
| ---        | PROPOSED SANITARY SEWER LINE  |
| ---        | PROPOSED GREASE SERVICE LINE  |
| ---        | PROPOSED VENT LINE            |
| ---        | EXISTING FENCELINE            |
| ---        | PROPOSED SILT FENCE           |
| x 686.00   | EXISTING SPOT SHOT            |
| x 686.00   | PROPOSED SPOT GRADE           |
| 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                     |
|            |                               |



INDEX TO SHEETS

1. COVER SHEET
2. CIVIL SITE PLANS
3. GENERAL NOTES & DETAILS



Know what's below.  
Call before you dig.

Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

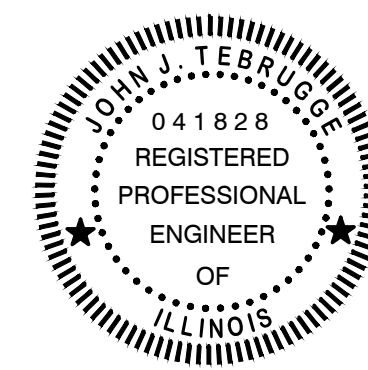
UTILITY STATEMENT

THE 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 UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE 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.

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 24<sup>TH</sup> DAY OF JANUARY, 2020.



*John J. Tebrugge*  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER  
NO. 0062-041828 EXPIRES NOV. 30, 2021

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ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN PERMISSION OF TEBRUGGE ENGINEERING.

BENCHMARKS:

SITE BENCHMARK: CROSS NOTCH (x) ON TOP OF BOX CULVERT HEADWALL ELEVATION=638.90 NGVD29

PLANS PREPARED FOR:

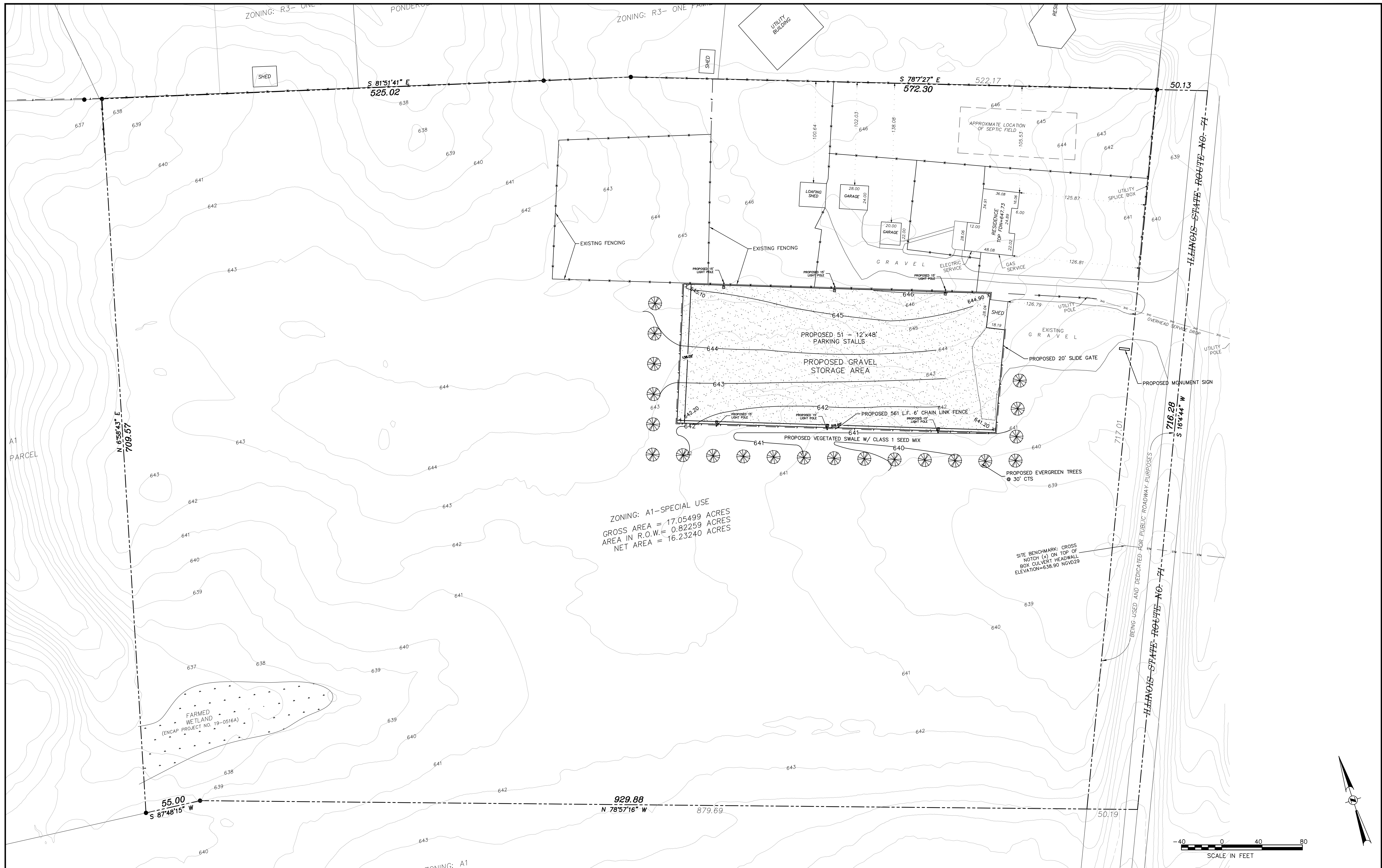
RON SMRZ  
7821 US ROUTE 71  
YORKVILLE, IL 60560  
PHONE: (630) 774-1761

CIVIL ENGINEER:

TEBRUGGE ENGINEERING  
410 E CHURCH ST - SUITE A  
SANDWICH, ILLINOIS 60548  
(815) 786-0195

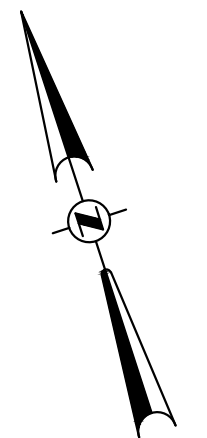
INFO@TEBRUGGEENGINEERING.COM  
WWW.TEBRUGGEENGINEERING.COM

| NO. | DATE      | NOTES   |
|-----|-----------|---|
| 1   | 1.24.2020 | ADDED 15' LIGHT POLES AND EXTENDED TREES AROUND |
|     |           |   |
|     |           |   |
|     |           |   |
|     |           |   |
|     |           |   |



ZONING: A1-SPECIAL USE  
 GROSS AREA = 17.05499 ACRES  
 AREA IN R.O.W. = 0.82259 ACRES  
 NET AREA = 16.23240 ACRES

SITE BENCHMARK: CROSS NOTCH (x) ON TOP OF BOX CULVERT HEADWALL  
 ELEVATION=638.90 NGVD29



| REVISIONS | NO. | DATE      | NOTES   |
|-----------|-----|-----------|---|
|           | 1   | 1.24.2020 | ADDED 15' LIGHT POLES AND EXTENDED TREES AROUND |



**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. ALL SANITARY SEWER AND WATER MAIN SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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 DURING 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.
10. 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 ADEQUATE CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE 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.
11. 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.
12. 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.
13. 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.
14. 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**

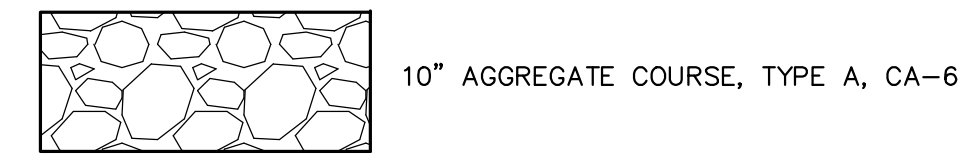
1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-76 (OR C-14 AS MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.
3. 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". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.
4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.
5. 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.
6. ALL STORM SEWERS AND WATERMAINS 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.
7. 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.
8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.
9. 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.
10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.
11. 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.
12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.
13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8" POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.
14. 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**

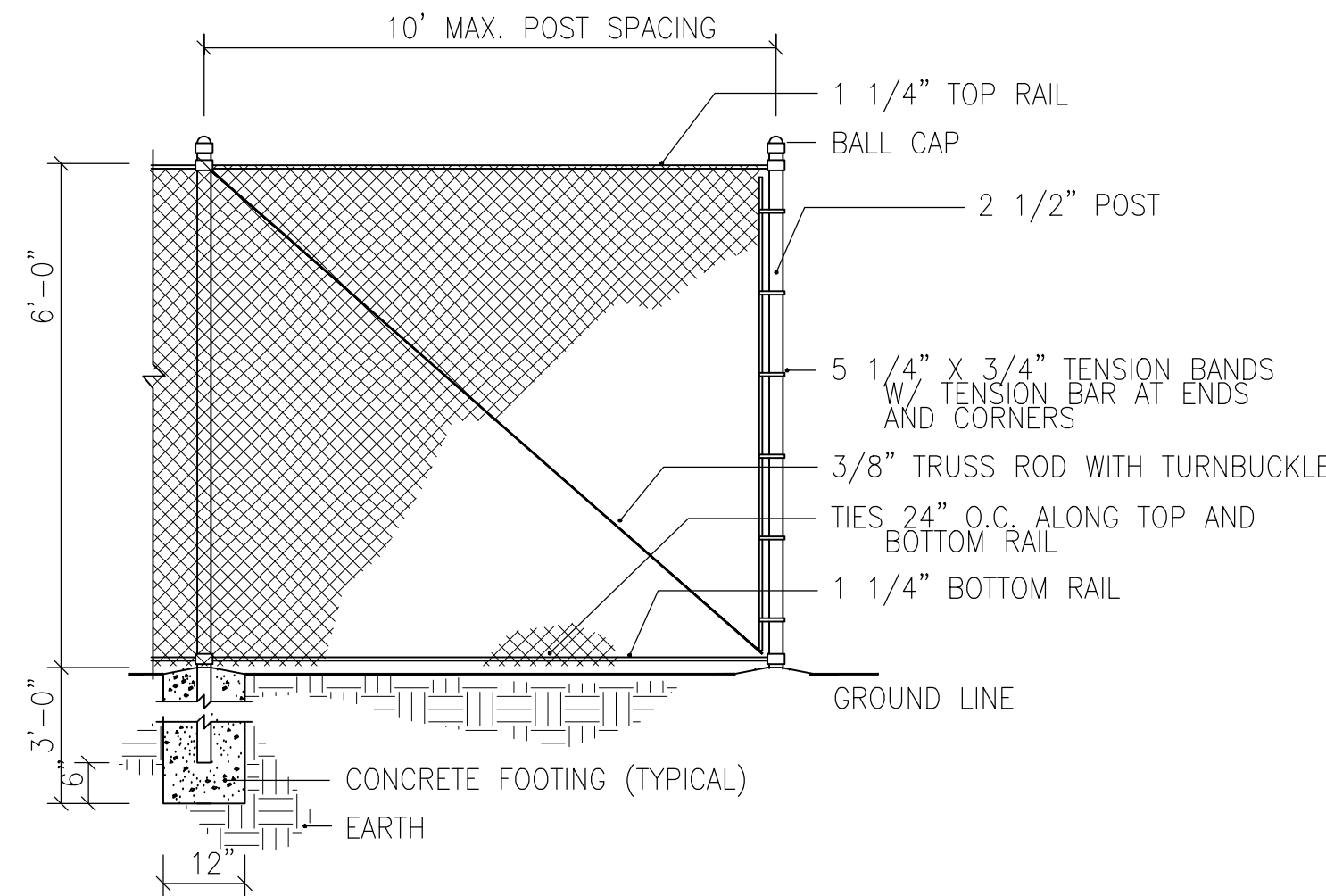
1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY 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 SOILS 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 SOILS 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 THEREIN. 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**

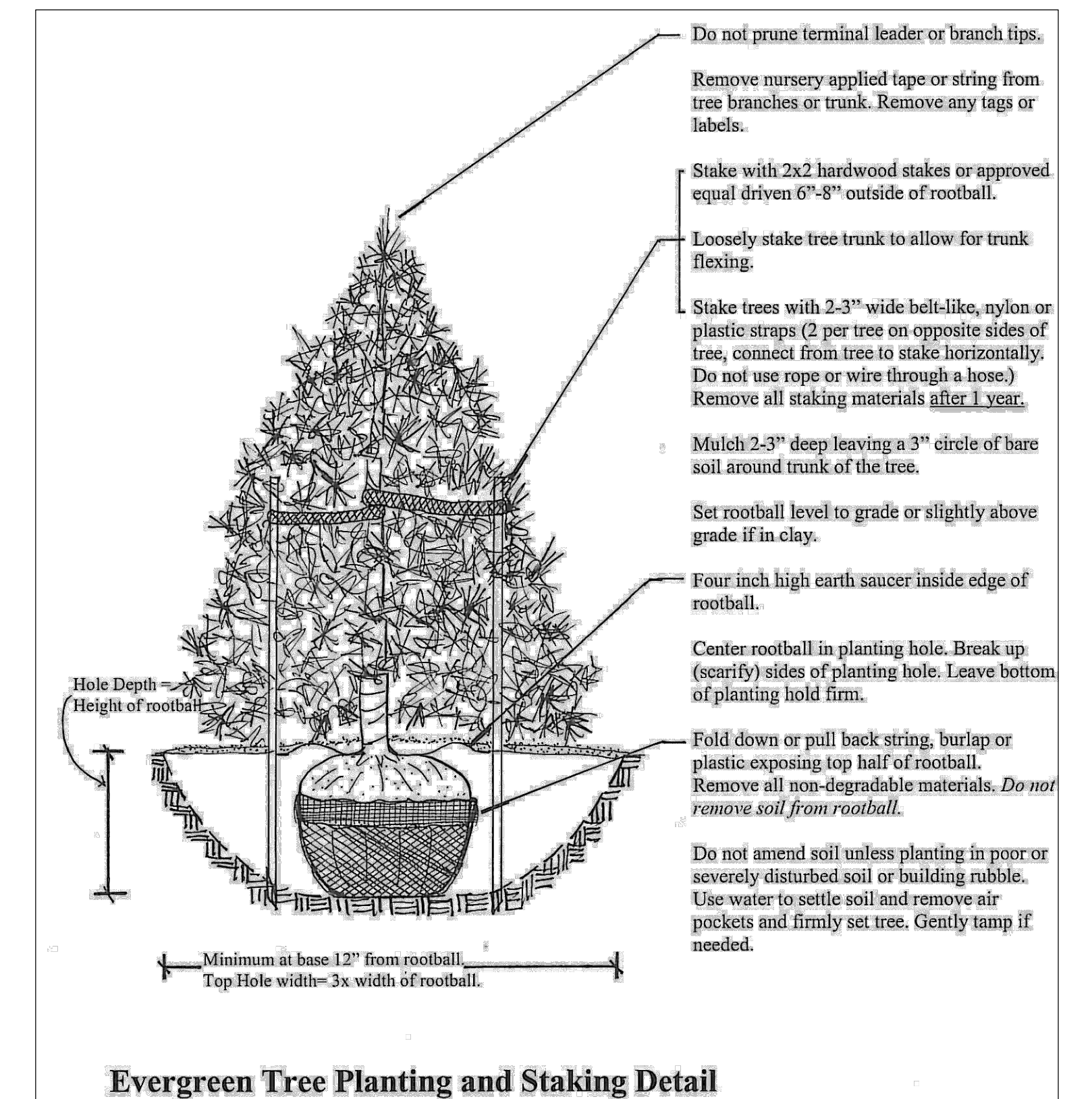
1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
2. ALL PAVING AND 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 COURSE 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 1-502 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.
13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.



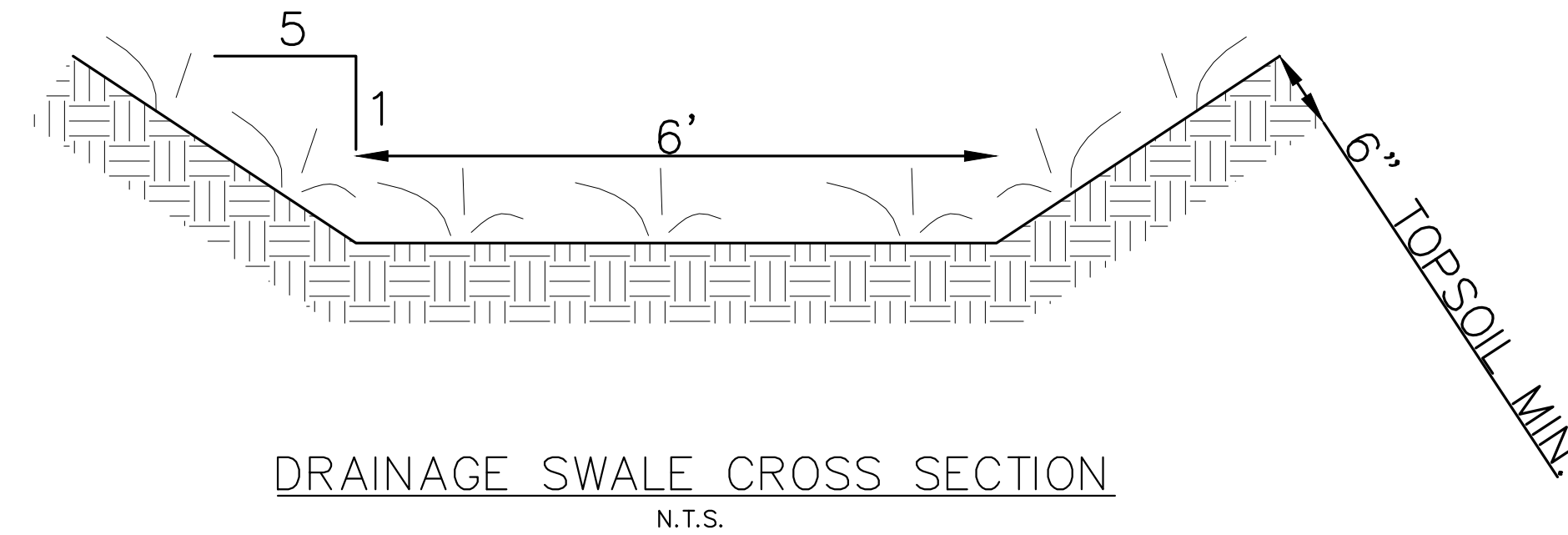
**TYPICAL GRAVEL DETAIL**  
N.T.S.



**FENCING**  
CHAIN LINK FENCE



**Evergreen Tree Planting and Staking Detail**



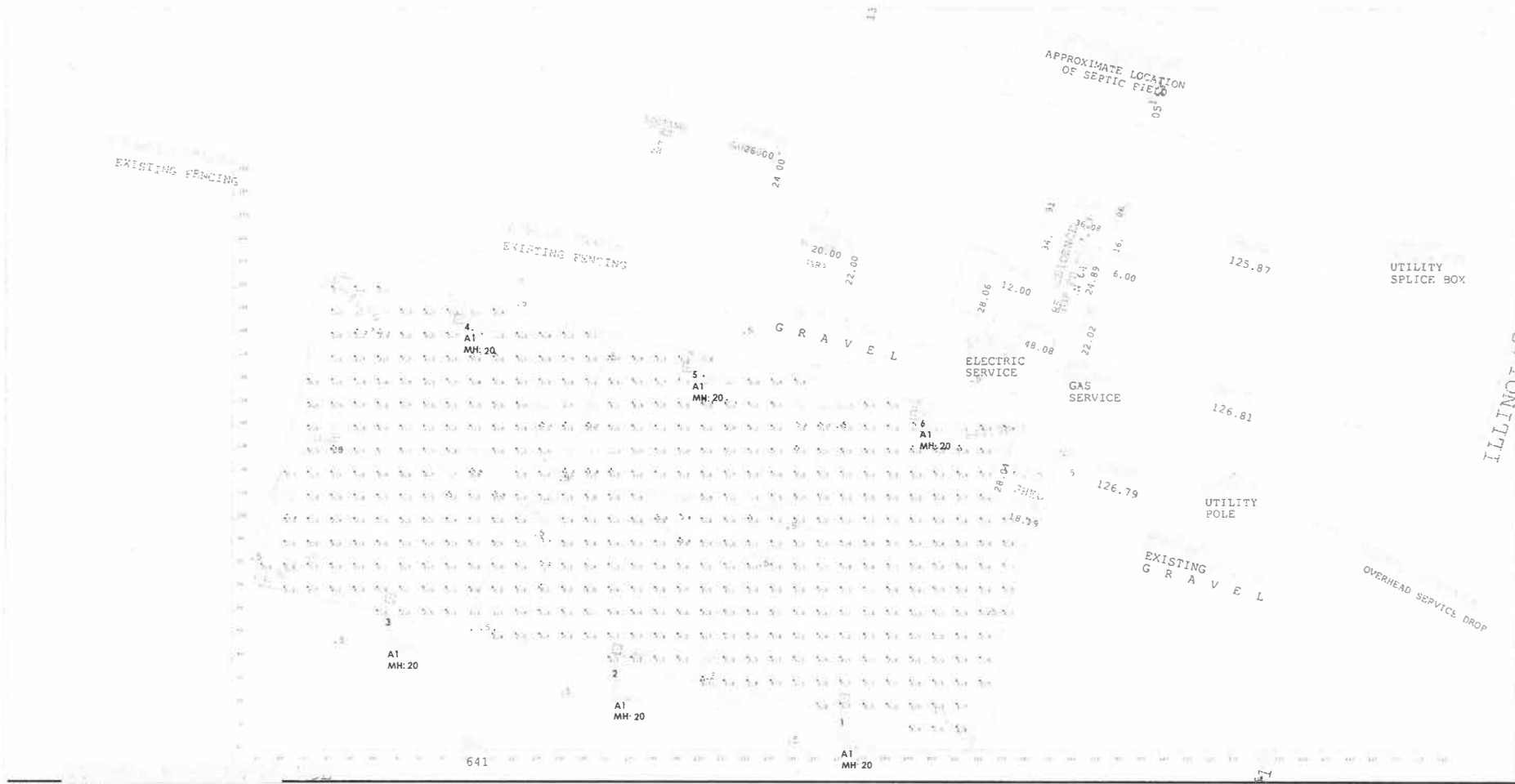
**DRAINAGE SWALE CROSS SECTION**  
N.T.S.

ALL DISTURBED AREAS THAT ARE NOT BEING MULCHED SHALL RECEIVE A MINIMUM OF 6" OF PULVERIZED TOP SOIL & BE SEEDED

VEGETATED SWALE SHALL HAVE 6" TOPSOIL AND BE SEEDED WITH IDOT CLASS 1 SEEDMIX

| NO. | DATE      | NOTES   |
|-----|-----------|---|
| 1   | 1.24.2020 | ADDED 15' LIGHT POLES AND EXTENDED TREES AROUND |

Exhibit C



ZONING: A1-SPECIAL USE

| Luminaire Schedule Symbol | Qty | Label | Arrangement | Lum. Watts | Arr. Watts | Lum. Lumens | Arr. Lum. Lumens | LLF   | Description          |
|---------------------------|-----|-------|-------------|------------|------------|-------------|------------------|-------|----------------------|
| A1                        | 6   | A1    | SINGLE      | 174.5      | 174.5      | 25849       | 25849            | 0.900 | RAZ2-480L-185-4K7.4W |

| Calculation Summary Label | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min | Description                  |
|---------------------------|-------------|-------|------|-----|-----|---------|---------|------------------------------|
| PARKING LOT_Planar        | Illuminance | Fc    | 2.63 | 5.8 | 0.5 | 5.26    | 11.60   | READINGS TAKEN @ GRADE LEVEL |

| Luminaire Location Summary LumNo | Label | X        | Y       | Z  | Orient  | Tilt |
|----------------------------------|-------|----------|---------|----|---------|------|
| 1                                | A1    | 1052.512 | 581.648 | 20 | 75      | 0    |
| 2                                | A1    | 954.512  | 581.648 | 20 | 75      | 0    |
| 3                                | A1    | 856.512  | 603.648 | 20 | 75      | 0    |
| 4                                | A1    | 889.168  | 740.145 | 20 | 261.006 | 0    |
| 5                                | A1    | 987.645  | 719.394 | 20 | 261.006 | 0    |
| 6                                | A1    | 1085.717 | 698.728 | 20 | 261.006 | 0    |

| Minimum Horizontal Illuminance (measured on parking surface without any shadowing from any object) | Uniformity Ratio (Maximum to Minimum) | Minimum Vertical Illuminance (for facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance) |
|--|---------------------------------------|--|
| 3.0 fc   | 20:1                                  | 1.0 fc   |
| 3.0 fc   | 20:1                                  | 1.0 fc   |
| 3.0 fc   | 20:1                                  | 1.0 fc   |
| 3.0 fc   | 20:1                                  | 1.0 fc   |

Recommendations based on RP-33-99 RP-29-08 9th Edition IESNA Lighting Handbook

enlighten

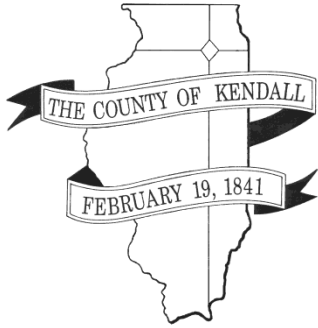


Date Comments

Revisions

Drawn By: Jipe Saldedo  
 Drawn By: jipe.saldedo@enlighten.com  
 Date: 12/20/2019  
 Scale: 1" = 20'

Project Name: 7821 US  
 Client Name: Adam S. Kille  
 Project: R07E71  
 Design: ENLIG  
 HNG  
 FEBR  
 GREEN  
 NERRING



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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**MEMORANDUM**

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**To:** Kendall County Committee of the Whole

**From:** Matthew H. Asselmeier, AICP, Senior Planner

**Date:** 3/10/2020

**Subject:** Petition 20-01 Amendment to the Kendall County Recreational Vehicle Park and Campground Regulations

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At the January Committee of the Whole meeting, the Committee requested the State's Attorney's Office to review the proposed Recreational Vehicle and Campground regulation amendment. The State's Attorney's Office has reviewed the proposal and, at their March 9<sup>th</sup> meeting, the Planning, Building and Zoning Committee approved a request asking the Committee of the Whole to refer the Recreational Vehicle and Campground proposal to the Planning, Building and Zoning Committee for further review.

If you have any questions, please let me know.

Thanks,

MHA