

DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 20-20

**Jason Shelley on Behalf of Goprobball, LLC and
James and Denise Maffeo on Behalf of Four Season Storage, LLC
Sign Height Variance**

BACKGROUND AND INTRODUCTION

Goprobball, LLC would like to sell the northeastern portion of the subject property to James and Denise Maffeo for an indoor and outdoor storage business called Four Seasons Storage and market the frontage along County Line Road for future commercial development.

The Petitioners are also working on preliminary and final plats for a four (4) lot commercial subdivision which are still under review.

As part of this commercial development, the Petitioners would like to install signage similar to the signs shown in Attachment 4. The signs would be twelve feet (12') in height. A reader board for the indoor athletic facility would be located at the bottom of the sign.

Section 12.10.A.2.d of the Kendall County Zoning Ordinance requires pole signs to be a minimum of ten feet (10') above the surrounding grade. The Petitioners would like to install the sign at grade.

The application materials are included as Attachment 1. The Petitioner's proposed Findings of Fact can be found on page 4 of Attachment 1. The landscaping plan, which shows the proposed sign location, is included as Attachment 2. The aerial of the property is included as Attachment 3.

SITE INFORMATION

PETITIONERS: Jason Shelley on Behalf of Goprobball, LLC and James and Denise Maffeo on Behalf of Four Season Storage, LLC

ADDRESS: Portion of the Northern 18.7 Acres of 195 Route 52 (Northeastern 4.67 +/- Acres)

LOCATION: Northwest Corner of Route 52 and County Line Road





July 17, 2020

Current Ownership Parcels Zoning
■ A1
■ B4
🏠 Kendall County Addresses

View GIS Disclaimer at <https://>

TOWNSHIP: Seward

PARCEL #: Northeastern Part of 09-13-200-002

LOT SIZE: 40 Acres (Total Existing Parcel) 4.67 +/- Acres (Proposed Site Plan Area)

EXISTING LAND USE: Agricultural

ZONING: A-1 Agricultural (Rezoning to B-2 General Business District Under Consideration)

LRMP:

Future Land Use	Commercial
Roads	County Line Road is a Township Maintained Arterial Road.
Trails	None
Floodplain/Wetlands	None

REQUESTED ACTION:

Variance to Allow a Pole Sign at Grade Instead of the Required Ten Feet (10') Above the Surrounding Grade in Business Districts

APPLICABLE REGULATIONS:

§ 12.10.A.2.d – Sign Regulations in the Business Zoning Districts

§13.04 – Variation Procedures and Requirements

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Public/Institutional and Suburban Residential (1 DU/Acre)	A-1 and A-1 SU
South	Agricultural/Farmstead/Fertilizer and Grain Operation	A-1 and A-1 SU, and B-4	Public/Institutional and Suburban Residential	A-1 and A-1 SU
East	Agricultural	A-1 (Will County)	Commercial	A-1 (Kendall County) A-1 (Will County)
West	Agricultural	A-1 and B-4, B-3 (Pending)	Suburban Residential	A-1 and A-1 SU

Minooka School District 111 owns the adjacent properties to the north and west of the subject property.

The A-1 special use to the north is for a church. The A-1 special use to the south is for a fertilizer and grain storage operation. The A-1 special use to the west appears to be for an airstrip. The property at 276 Route 52 has a special use permit for a landscaping business.

Seven (7) existing houses are within one half (1/2) mile of the subject property.

ACTION SUMMARY

SEWARD TOWNSHIP

Seward Township was emailed this proposal on August 5, 2020.

VILLAGE OF SHOREWOOD

The Village of Shorewood was emailed this proposal on August 5, 2020.

TROY FIRE PROTECTION DISTRICT

The Troy Fire Protection District was emailed this proposal on August 5, 2020.

GENERAL INFORMATION

The proposed sign would be used to promote businesses in the Go Pro Sports Subdivision and to communicate the start of games at the indoor athletic facility.

APPLICATION FEES

At their meeting on June 8, 2020, the Kendall County Planning, Building and Zoning Committee approved a ninety (90) day waiver on the payment of application fees. Unless further waived, all application fees would be due prior to recording of the variance.

FINDINGS OF FACT

§ 13.04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **The existing ordinance would result in twenty-two foot (22') tall sign that would be out of character with the surrounding rural residential and agricultural area.***

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Other properties with the same zoning classification could request similar variances. However, few of the other business zoned areas in the unincorporated area of Kendall County are in a rural area like the subject property.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The difficulty was created because the regulations anticipated such uses in a less rural setting.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. Provided the sign is placed at location shown on the landscaping plan, the variation will not be detrimental to the public welfare or injurious to other properties in the neighborhood.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The proposed variance will not impair any of the above items and will not impact the roadway, if the sign is placed in the location shown on the landscaping plan.

RECOMMENDATION

Staff recommends approval of the requested variance subject to the following conditions:

1. The sign can be located at grade.
2. The sign shall be placed substantially in the location shown on the landscaping plan provided as Attachment 2.
3. The sign shall be a maximum of twelve feet (12') in height and ten feet (10') in width.
4. The sign shall be similar to the signs provided in Attachment 4 and may include a reader board for the indoor athletic facility.
5. The sign shall be limited to advertising and communicating information about businesses located in the Go Pro Sports Subdivision. The sign may also be used for other public safety announcements and time and temperature information.
6. The variance shall not become effective until the Kendall County Board approves a map amendment rezoning the subject property to a business zoning classification.
7. The variance shall not become effective and no building permits will be issued until all applicable fees that were previously waived by the Kendall County Planning, Building and Zoning Committee are paid in full.
8. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

ATTACHMENTS

1. Application Materials (Including Petitioner's Findings of Fact)
2. Landscaping Plan
3. Aerial
4. Sign Examples

Sign



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME GOPROBALL SPORTS DOME AND Four Seasons Storage **FILE #:** _____

NAME OF APPLICANT GOPROBALL, LLC AND FOUR SEASONS STORAGE, LLC		
CURRENT LANDOWNER/NAME(S)		
SITE INFORMATION ACRES 18+	SITE ADDRESS OR LOCATION Lot 1-B-4 GOPRO Subdivision (see attached mets & bounds Legal) Lot 2 Request for B-3 (Special Use for	ASSESSOR'S ID NUMBER (PIN)
EXISTING LAND USE Vacant Farmland	CURRENT ZONING Lot 3 B-2 Business District	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply): <u>SEE ATTACHED</u>		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input checked="" 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 etc.)	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)
PRIMARY CONTACT Daniel J. Kramer	PRIMARY CONTACT MAILING ADDRESS 1107A S. Bridge St. Yorkville, IL 60560	PRIMARY CONTACT EMAIL dkramer@dankramerlaw.com
PRIMARY CONTACT PHONE # 630.553.9500	PRIMARY CONTACT FAX # 630.553-5764	PRIMARY CONTACT OTHER # (Cell, etc.)
ENGINEER CONTACT John Teburgge	ENGINEER MAILING ADDRESS	ENGINEER EMAIL info@tebruggeengineering.com
ENGINEER PHONE # 630.417.7281	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 Signature]		DATE 7/31/2020

FEE PAID: \$ _____
 CHECK #: _____

¹Primary Contact will receive all correspondence from County
²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Last Revised: 9.28.12
 Special Use

Date Stamp Here If
 Checklist Is Complete

12:10 A. 2.1d

REQUESTED ACTION

Request Variance in Sign Ordinance to permit sign up to:

- 1) 12' in Height
- 2) No minimum elevation above ground.
- 3) Reader Board for GOPROBALL, LLC

LEGAL DESCRIPTION OF TRACT 3 (B2 Zoning Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 51.55 feet to a point hereinafter referred to as "Point A"; thence Southerly, along a line which forms an angle of 89°33'03" with the prolongation of the last described course, measured counter-clockwise therefrom, 692.32 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter for the point of beginning; thence Northerly, along the line of the last described course 692.32 feet to "Point A"; thence Westerly, parallel with said North Line, 547.51 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 213.85 feet to the point of beginning in Seward Township, Kendall County, Illinois.

SIGN VARIANCE REQUEST FOR
GOPROBALL, LLC

1. Because of the particular physical surroundings, shape or topography conditions of the specific property involved a particular hardship to the owner would result as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.

The existing ordinance would result in a very tall sign with 10 ft. of clearance under the sign which would be totally out of character of the surrounding rural residential and agricultural area. The proposed sign of no higher than 12 ft. and no required ground clearance underneath the sign would permit a lower level sign that would adequately take care of providing a safe entrance to the facilities, and be more aesthetically pleasing to surrounding property owners and in keeping with the rural Kendall County character.

2. The conditions upon which the request for a variation is based would be applicable, generally, to other property within the same zoning classification.

The conditions requested would not be applicable. The conditions on the site would actually be applicable in other rural areas of the County.

3. That the alleged difficulty or hardship has not been created by any person presently having an interest in this property.

The difficulty or hardship has not been created by the Petitioners but is consistent with the development plan of the County and previously approved Special Uses which have tried to limit signage.

4. The granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.

It will not be detrimental to the Public good and in fact being a lower level sign will be beneficial to surrounding property Owners. Having the Reader Board for the GOPRO Facility will reduce movements in and out if people coming to the facility are advised that perhaps their games or practice times are delayed, and they may choose to venture to other local venues for entertainment or to eat while waiting for their event to start.

5. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.

Granting of the lower level sign with no 10ft. clearance as called for under the existing Kendall County Ordinance again would benefit public safety and health, as well as encourage as aesthetically pleasing sign.



20200004426

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 3/20/2020 12:20 PM
WD: 57.00 RHSPS FEE: 10.00
STATE TAX: 328.00
COUNTY TAX: 164.00
PAGES: 4

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Hansel Ridge, LLC
[Redacted]

(The Above Space for Recorder's Use Only)

THE GRANTOR **Hansel Ridge, LLC**, a limited liability company licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to **GoProBall, LLC**, an Illinois limited liability company, whose principal place of business is located 24317 W. 143rd St., Plainfield, IL 60544, in fee simple forever, the following described real estate situated in the County of Kendall, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 09-13-200-002 (part of)
Property Address: 195 US Rt. 52, Minooka, IL 60447

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 10th day of Feb, 2020.

Fidelity Title YK19019359

HANSEL RIDGE, LLC

By: [Redacted]
John Dollinger

STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Dollinger, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10th day of Feb, 2020.

[Redacted]
Notary Public



THIS INSTRUMENT PREPARED BY:
Theresa Dollinger
Castle Law
822 129th Infantry Dr., #104
Joliet, IL 60435

MAIL TO:

Daniel J. Kramer
1107A S. Bridge St.
Yorkville, IL 60560

SEND SUBSEQUENT TAX BILLS TO:

GoProBall, LLC
[Redacted]

**EXHIBIT A
LEGAL DESCRIPTION**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1142.05 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 1146.61 FEET TO A LINE WHICH IS 1500.00 FEET (NORMALLY DISTANT) EASTERLY OF THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY, PARALLEL WITH SAID WEST LINE, 679.29 FEET; THENCE EASTERLY, PARALLEL WITH SAID NORTH LINE, 423.0 FEET; THENCE SOUTHERLY, PARALLEL WITH SAID WEST LINE 53.0 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE, 720.57 FEET TO SAID EAST LINE OF THE NORTHEAST QUARTER; THENCE NORTHERLY, ALONG SAID EAST LINE, 732.32 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Unofficial



Debbie Gillette
Kendall County Clerk & Recorder

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

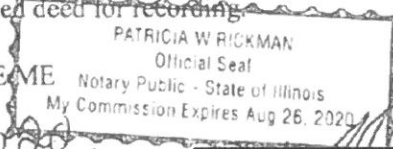
Theresa Dollinger, being duly sworn on oath, states that affiant resides at
[REDACTED] And further states that: (please check the appropriate box)

- A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or
- B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

- 1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
- 2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
- 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- 4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
- 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
- 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
- 7. Conveyances made to correct descriptions in prior conveyances;
- 8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
- 9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
- 10. The conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that S he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME



This 13th day of March, 2020

[REDACTED]

Signature of Notary Public

[REDACTED]

Signature of Affiant

111 West Fox Street, Yorkville IL 60560-1498
Tel: (630) 553-4104 • Fax: (630) 553-4119 • Email: Dgillette@co.kendall.il.us

QUIT CLAIM DEED

Statutory (Illinois)

THE GRANTOR,

GOPROBALL, LLC, an Illinois
Limited Liability Company
Of the Village of Plainfield
in the County of Kendall
and State of Illinois

for and in consideration of \$10.00 in hand paid, CONVEY and QUIT CLAIM TO:

FOUR SEASONS STORAGE, LLC, an Illinois Limited Liability Company
whose address is: 1223 Buell Avenue, Joliet, Illinois 60435

all interest in the following described Real Estate situated in the County of Kendall in the State
of Illinois to wit:

SUBJECT TO: Existing easements, covenants, and restrictions of record, and 2019 and
subsequent years real estate taxes.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of
the State of Illinois.

Permanent Real Estate Index Number: part of 09-13-200-002
Address of Real Estate: 8.6902 acres vacant land, County Line Road, Seward Township, Kendall
County, Illinois

Dated this 27th day of March, 2020.

GOPROBALL, LLC, an Illinois Limited Liability Company

BY:



Jason Shelley, Manager

GOPROBALL, LLC, an Illinois Limited Liability Company
BY:

[Redacted Signature]

James Maffeo, Manager

Quit Claim Deed

STATE OF ILLINOIS)
) SS.
COUNTY OF Kendall)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Maffeo and Jason Shelley personally known to me to be the same person __ whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his 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 notarial seal this 27th Day of March, 2020.

[Redacted Signature]

Notary Public

SEND SUBSEQUENT TAX BILLS TO:
Four Seasons Storage, LLC

[Redacted Address]



THIS DOCUMENT PREPARED BY:
AFTER RECORDING, RETURN TO:
Attorney Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560

This Transaction EXEMPT under provisions
of 35ILCS 200/31-45, Par. ____.

Dated March 27, 2020.
Signed [Redacted Signature]

LEGAL DESCRIPTION OF TRACT 2 (B-3 Special Use Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet for the point of beginning; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Westerly, parallel with said North Line, 332.25 feet to a line drawn Southerly from the point of beginning, parallel with said West Line; thence Northerly, parallel with said West Line, 527.0 feet to the point of beginning in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT 3 (B2 Zoning Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 51.55 feet to a point hereinafter referred to as "Point A"; thence Southerly, along a line which forms an angle of 89°33'03" with the prolongation of the last described course, measured counter-clockwise therefrom, 692.32 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter for the point of beginning; thence Northerly, along the line of the last described course 692.32 feet to "Point A"; thence Westerly, parallel with said North Line, 547.51 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 213.85 feet to the point of beginning in Seward Township, Kendall County, Illinois.

PLAT ACT AFFIDAVIT
(FILE WITH THE RECORDER OF DEEDS OF KENDALL COUNTY)

STATE OF ILLINOIS)
)ss.
COUNTY OF KENDALL)

DOCUMENT #

DANIEL J. KRAMER, being duly sworn on oath, states that he resides at
1107A S. Bridge Street, Yorkville, IL 60560 That the attached deed represents:

- 1. The subject property is unsubdivided property.
- 2. A distinct separate parcel qualifying for a Kendall County building permit prior to August 10, 1971
- 3. The division or subdivision of the land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 4. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 5. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
- 6. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 7. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 8. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 9. The conveyance is made to correct descriptions in prior conveyances.
- 10. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
- 11. The sale is of a single lot of less than five acres from a larger tract, evidenced by a survey made by a registered surveyor which single lot is the first sale from said larger tract as determined by the dimensions and configurations thereof on October 1, 1973, and which sale does not violate any local requirements applicable to the subdivision of land.


CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.


DANIEL J. KRAMER, Attorney at Law

SUBSCRIBED AND SWORN to before me

this 27th day of March, 2020


Notary Public



KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Goproball, LLC
Address [REDACTED]
City [REDACTED] State [REDACTED] Zip [REDACTED]

2. Nature of Benefit Sought Development

3. Nature of Applicant: (Please check one) LLC
 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:
Limited Liability Company

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
Jason Shelley	[REDACTED]	50%
James Maffeo	[REDACTED]	50%

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
Jason Shelley, Manager [REDACTED]

1. Colleen Hanson VERIFICATION, 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 15th day of July, A.D. 2020



[REDACTED]
Notary Public

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Four Seasons Storage, LLC
Address [REDACTED]
City [REDACTED] State [REDACTED] Zip [REDACTED]

2. Nature of Benefit Sought _____

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:

Limited Liability Company

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>James Maffeo</u>		<u>50%</u>
<u>Denise Maffeo</u>		<u>50%</u>

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

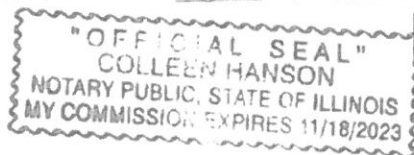
[Signature] [REDACTED]

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 28th day of March, A.D. 2020

(seal)

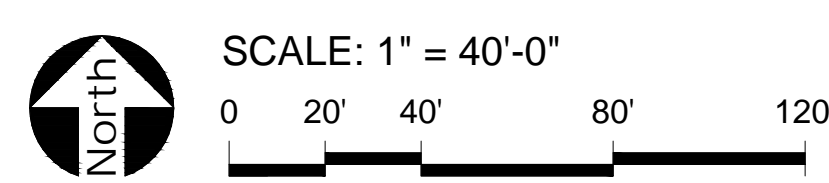


[REDACTED] Notary Public

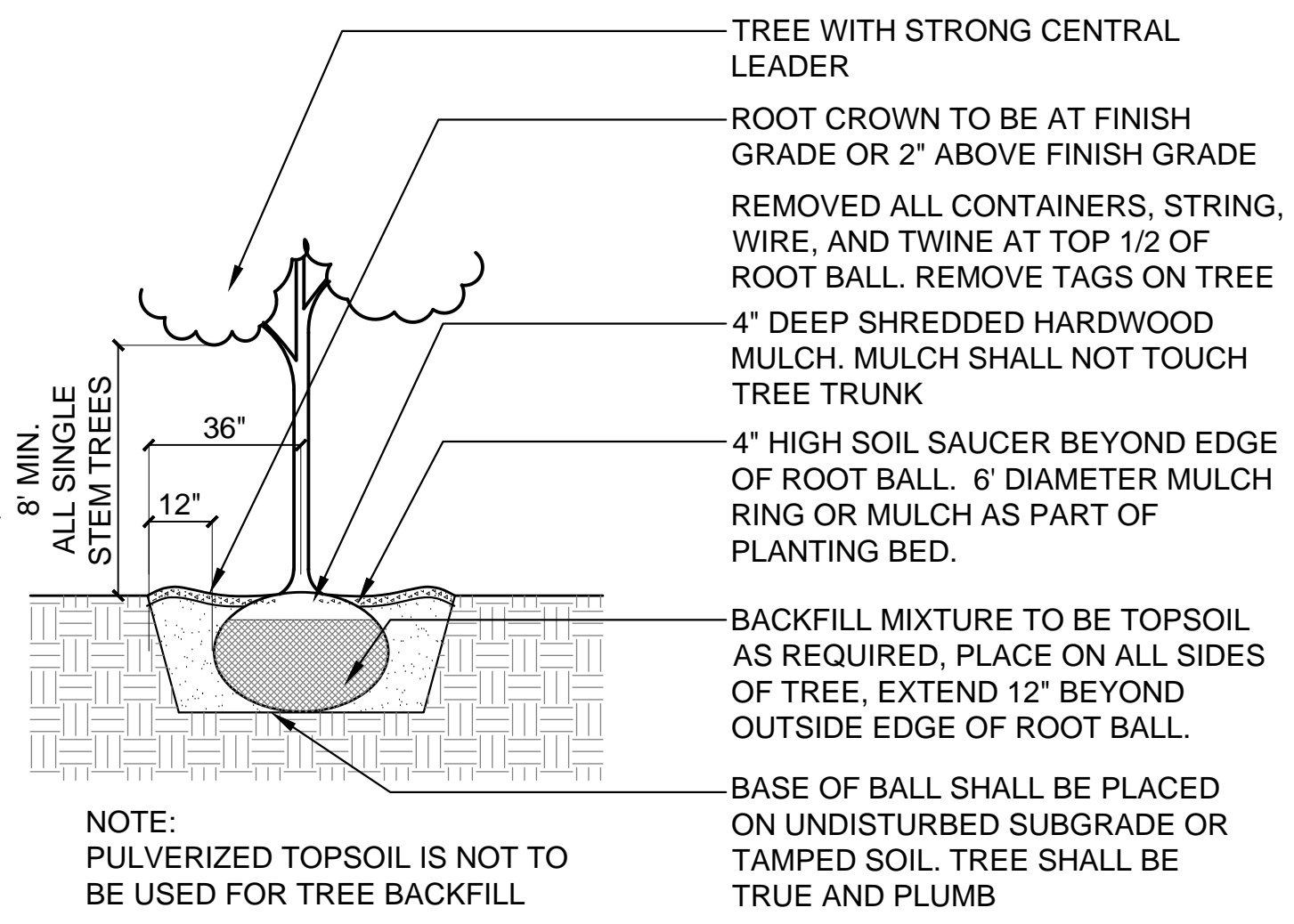


ADJACENT LOT, NOT INCLUDED

Storage Unit Facility

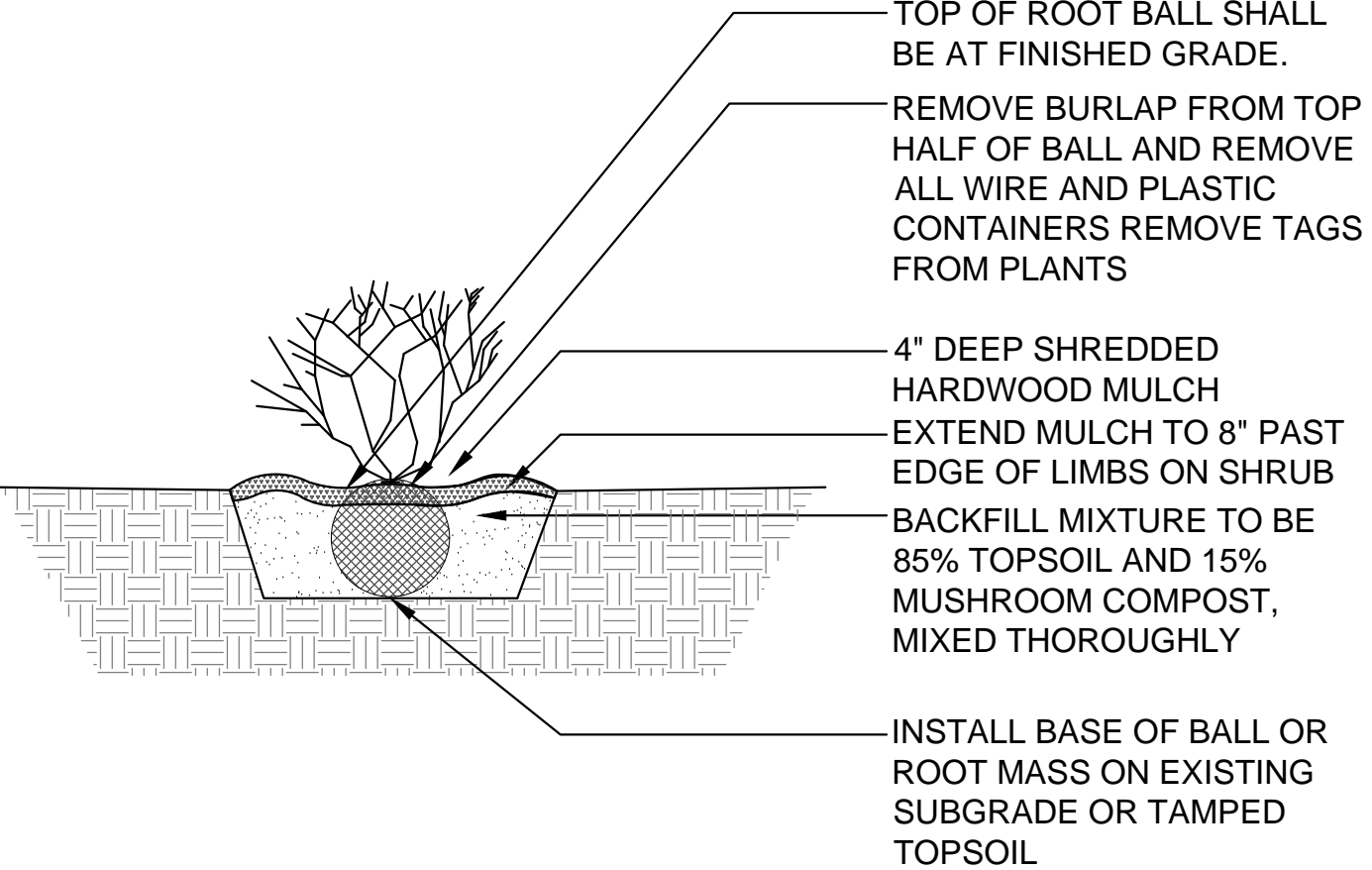


Attachment 2



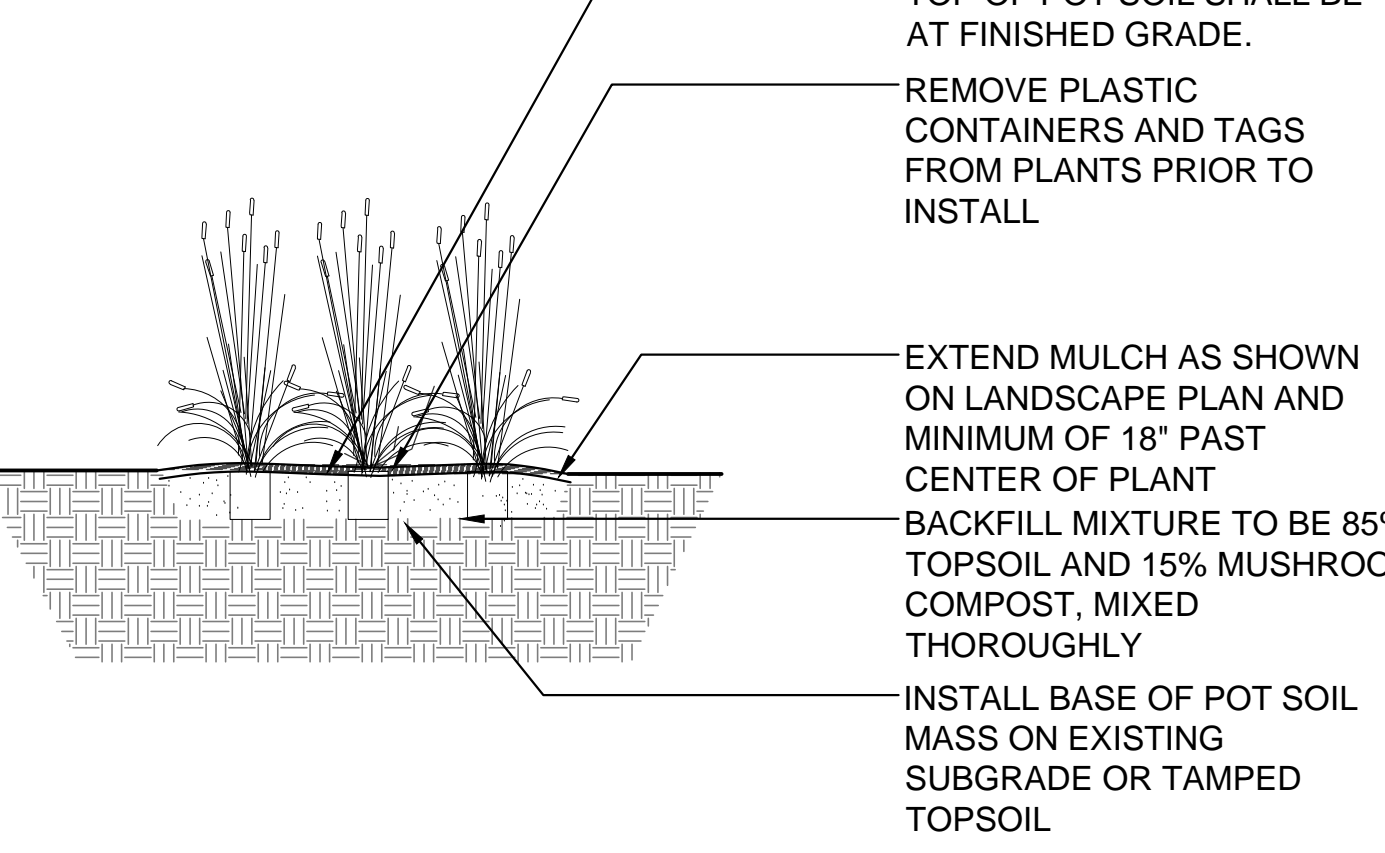
1 Tree Installation

SCALE: N.T.S. d-plant-tree_12



2 Shrub Installation

SCALE: N.T.S. d-plant-shrub_12



3 Perennial & Ornamental Grass Installation

SCALE: 1" = 1'-0" d-perennials

PLANT LIST

Shade Trees - Balled and Burlap			
Qty.	Size	Botanical Name	Common Name
2	3" cal.	<i>Acer rubrum</i>	Red Maple
4	3" cal.	<i>Aesculus glabra</i>	Ohio Buckeye
3	3" cal.	<i>Quercus bicolor</i>	Swamp White Oak
3	3" cal.	<i>Ulmus 'Patriot'</i>	Patriot Elm
12	Total		

Evergreen Shrubs - Balled and Burlap or Container			
Qty.	Size	Botanical Name	Common Name
3	24" Ht. x 24" Spr.	<i>Taxus x media 'Densiformis'</i>	Dense Yew
3	Total		

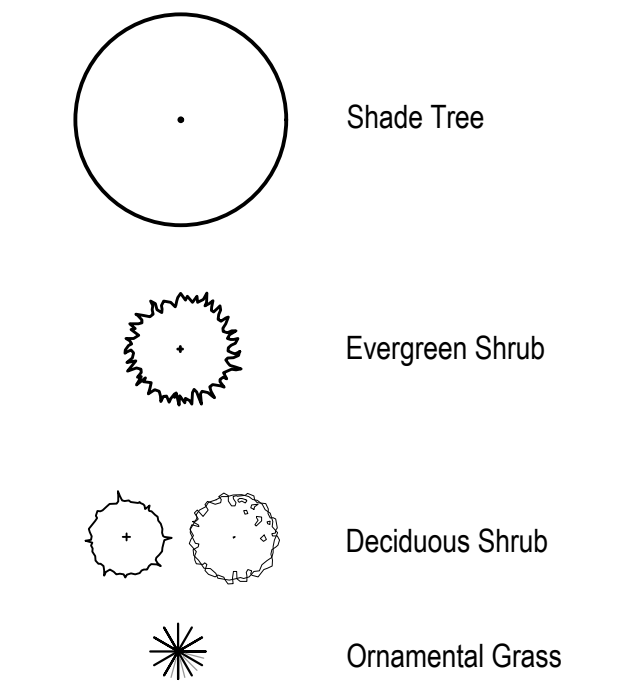
Deciduous Shrubs - Balled and Burlap or Container			
Qty.	Size	Botanical Name	Common Name
3	24" Ht. x 24" Spr.	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Viburnum
4	36" Ht. x 24" Spr.	<i>Syringa x 'Penda'</i>	Purple Bloomerang Lilac
10	18" Ht. x 24" Spr.	<i>Weigela x 'Dark Horse'</i>	Dark Horse Weigela
17	Total		

Perennials, Ornamental Grasses, and Groundcovers			
Qty.	Size	Botanical Name	Common Name
10	#1 cont.	<i>Sporobolus heterolepis</i>	Prairie Dropseed
10	Total		

GENERAL NOTES: LANDSCAPE

- Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
- The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
- All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
- Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
- Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
- Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
- All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
- Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
- Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
- Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
- Beds and tree rings (6" diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
- Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee. Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
- Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification.
- Turf mixes shall be installed and lawn established at all disturbed areas.
- Do not overseed into mulch beds and paving.
- Contractor shall restore all areas disturbed as a result of construction.

LEGEND



Go Pro Ball, LLC
6821 Sahara Drive
Plainfield, IL

PROJECT

Go Pro Ball Facility

NW Quadrant of Rt 52 & County Line Rd
Shorewood, Illinois

uplandDesign Ltd
Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com

SHEET TITLE

Landscape Plan

SHEET NUMBER **L1.0**

DRAW / REVISION

TD/LD	Permit Submittal	19FEB2020
DW/MB	Revision 1/Rendering	06MAR2020

Project Number 813
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Kendall County Web GIS



July 17, 2020

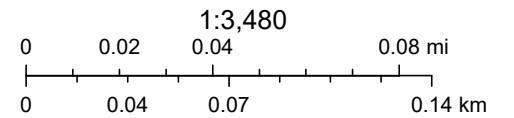
 Current Ownership Parcels

 Kendall County Addresses

Zoning

 A1

 B4

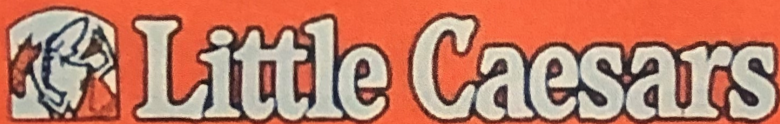


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Medicaid Welcome 815-773-6200



AmeriCash Loans



Size of sign is good
See second picture
for height.

12'

4 Seasons

GoPro

Message Board

10'



SHERWIN WILLIAMS

PAINT WALLPAPER ACCESSORIES



DRIVE THRU AND CARRY OUT OPEN

