

**KENDALL COUNTY
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING**

110 West Madison Street • East Wing Conference Room • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

August 31, 2020 – 7:00 p.m.

CALL TO ORDER – ZONING BOARD OF APPEALS

ROLL CALL for the Zoning Board of Appeals: Randy Mohr (Chair); Scott Cherry, Karen Clementi, Cliff Fox, Tom LeCuyer, Dick Thompson, and Dick Whitfield

MINUTES: Approval of Minutes from the July 27, 2020 Zoning Board of Appeals Hearing/Meeting (Pages 3-15)

PETITIONS:

1. **Petition 20-17-Michael Cardamone on Behalf of the LTW Group Declaration of Trust Dated June 1, 2020 (Pages 16-38)**

Request: Variance to Section 4.14.A.2 of the Kendall County Zoning Ordinance for the Installation of a Fence in the Front Yard at a Maximum Height of Five Feet Ten Inches Instead of the Required Maximum of Four Feet

PINS: 06-08-151-006, 06-08-151-007, and 06-08-151-011

Locations: 4779 Lees Court, 7387 Roberts Drive, and 7292 Fitkins Drive, Oswego, Na-Au-Say Township

Purpose: Petitioner Would Like to Install a Fence in the Front Yard at a Maximum Height of Five Feet Ten Inches; Property is Zoned RPD-2

2. **Petition 20-18-Mike Kelty on Behalf of the Michael J. Kelty and Candace E. Kelty Declaration of Living Trust (Pages 39-53)**

Request: Variance to Section 4.14.A.2 of the Kendall County Zoning Ordinance for the Installation of a Fence in the Front Yard at a Maximum Height of Five Feet Ten Inches Instead of the Required Maximum of Four Feet

PIN: 06-08-151-005

Locations: 4843 Lees Court, Oswego, Na-Au-Say Township

Purpose: Petitioner Would Like to Install a Fence in the Front Yard at a Maximum Height of Five Feet Ten Inches; Property is Zoned RPD-2

3. **Petition 20-19-Jason Shelley on Behalf of Go Pro Ball, LLC (Pages 54-88)**

Request: Variance to Section 9.05.I of the Kendall County Zoning Ordinance for the Construction of a Building with a Maximum Height of 67 Feet Instead of the Allowed Maximum Height of 50 Feet in the B-4 Commercial Recreation District

PIN: Northwestern 8.69 Acres of 09-13-200-002

Location: 195 Route 52 (Northwest Corner of Route 52 and County Line Road) in Seward Township

Purpose: Petitioners Wish to Develop an Indoor Athletic Facility on the Property with Taller Building than Permitted by the Kendall County Zoning Ordinance

4. **Petition 20-20-Jason Shelley on Behalf of Go Pro Ball, LLC and James and Denise Maffeo on Behalf of Four Season Storage, LLC (Pages 89-110)**
Request: Variance to Section 12.10.A.2.d of the Kendall County Zoning Ordinance to Allow a Pole Sign to be Zero Feet Above the Surrounding Grade Which is Less than the 10 Foot Above the Surrounding Grade Minimum for Pole Signs in the Business Zoning Districts
PIN: Northeastern 4.67 Acres of 09-13-200-002
Location: 195 Route 52 (Northwest Corner of Route 52 and County Line Road) in Seward Township
Purpose: Petitioners Wish to Install a Sign at a Lower Level than Permitted by the Kendall County Zoning Ordinance

NEW BUSINESS/ OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on September 28, 2020

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

**MINUTES – UNOFFICIAL UNTIL APPROVED
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
July 27, 2020 – 7:00 p.m.**

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:01 p.m.

ROLL CALL:

Members Present: Scott Cherry, Karen Clementi (Attended Remotely), Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, and Dick Whitfield

Members Absent: None

Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner

Others Present: Dan Kramer, Mike Hoffman (Attended Remotely), Willie Cade (Attended Remotely), and Mary Murray (Attended Remotely)

MINUTES:

Member LeCuyer made a motion, seconded by Member Cherry, to approve the minutes of the June 29, 2020 hearing/meeting.

The votes were as follows:

Ayes (7): Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield

Nays (0): None

Absent (0): None

The motion passed.

Chairman Mohr swore in Dan Kramer and Willie Cade.

PETITIONS

The Zoning Board of Appeals started their review of Petition 19-39 at 7:02p.m.

19 – 39 – John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner), Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer), and James and Denise Maffeo (Prospective Buyer)

Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural to B-3 Highway Business District and Special Use Permits for Indoor and Outdoor Storage

PIN: Northeastern 8.69 +/- Acres of 09-13-200-002

Location: 195 Route 52, Seward Township

Purpose: Petitioners Would Like to Operate an Indoor and Outdoor Storage Facility on the Property.

Mr. Asselmeier summarized the request.

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 site plan, landscaping plan, and lighting plan were provided.

In March 2020, the County Board approved Resolution 2020-18, reclassifying the subject property on the Future Land Use Map as Commercial. At the same meeting, the County Board approved Ordinance 2020-02 rezoning the northwestern portion of the subject property to B-4 Commercial Recreation District in order to facilitate the construction of an indoor athletic facility.

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

The application materials were provided.

The adjacent land uses were agricultural or agricultural related. The adjacent zonings were agricultural, agricultural with a special use permit, or B-4 Commercial Recreation District. The Land Resource Management Plan calls for the area to be Commercial. The zonings within one half (1/2) mile were agricultural, agricultural with a special use permit, or B-4 Commercial Recreation District,

Pictures of the property were provided.

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.

EcoCAT Report submitted and consultation was terminated.

The LESA Score was 217 indicating a medium level of protection. The NRI Report was provided.

The original petition information was sent to Seward Township on October 25, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding traffic congestion and the potential for increased vehicular accidents. Discussion also occurred regarding drainage. The property's proximity to Shorewood and its location were the reasons for seeking the change to the Land Resource Management Plan and for the requested map amendments and special use permits. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting were provided.

The Seward Township Board reviewed the original request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting were provided.

The original petition information was sent to the Village of Shorewood on October 25, 2019. The Village of Shorewood submitted an email on January 6, 2020, stating that they were in discussions with the Petitioner and would have further review at upcoming Village Zoning Commission meeting. This email was provided.

The Village of Shorewood held a public hearing for a proposed annexation agreement on July 14, 2020. As of the date of this hearing, the Village is still waiting on a traffic study, signage information, and information regarding the private road in the proposed Go Pro Subdivision. The draft annexation agreement was provided.

The Troy Fire Protection District has no objections to commercial uses at this location.

ZPAC reviewed the original proposal at their meetings on November 5, 2019, and January 7, 2020. At the November 5th meeting, discussion occurred regarding well and septic service at the site. The Petitioner agreed to a right-of-way dedication along the County Line Road frontage. At the January 7th meeting, the Petitioner provided updated septic information and updated traffic information. The final size of the detention pond had yet been determined. The Petitioner was working on a pre-annexation agreement with Shorewood that would allow the Village to annex the property when the property becomes contiguous to the Village. It was noted that the Village of Shorewood would like the special use to apply to only the storage portion of the property and that the acreage between the storage units and County Line Road be zoned business without a special use permit and that a formal subdivision occur. The Petitioner agreed to a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road including a ten foot (10') dedication for utilities. It was also noted that the Village of Shorewood requested the removal of some fencing and the reorientation of some of the storage buildings. It was noted that the landscaping plan and signage plan required more definition. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without objection; two (2) members were absent. The minutes of these meetings were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on July 22, 2020. The Petitioners clarified that the storage buildings along the periphery of the site will be constructed in Phase I. The Petitioners provided updated signage information and indicated that they may seek a variance to the signage regulations. The Petitioners requested that the number vehicles allowed stored outdoors be increased from twelve (12) to twenty-five (25). The Kendall County Regional Planning Commission was in agreement with this request. The Kendall County Regional Planning Commission recommended approval of the map amendments and special use permits by a vote of nine (9) in favor and zero (0) in opposition. The minutes of this meeting were provided.

The Kendall County Zoning Board of Appeals initiated the public hearing on this request on January 27, 2020. The hearing was continued to March 2, 2020, June 29, 2020, and July 27, 2020. The minutes of the January 27th, March 2nd, and June 29th, hearings were provided.

Per State law, the rezoning portion of the request cannot be conditioned. However, the special use portion of the request could be conditioned.

According to the revised site plan, a strip of land would remain east of the proposed indoor and outdoor storage area that would be used for future commercial and/or retail development, which is the B-2 map amendment portion of the request.

According to the proposed site plan, Mr. and Mrs. Maffeo would like to construct one (1) three thousand two hundred sixty-four (3,264) square foot metal storage and office building, eight (8) four thousand eight hundred (4,800) square foot storage buildings, four (4) three thousand two hundred (3,200) square foot storage buildings, one (1) four thousand two hundred fifty (4,250) square foot storage building, and one (1) five thousand (5,000) square foot storage building. The storage buildings on the periphery of the site are planned to face inward and substitute as part of the fencing.

The office building will contain offices, restrooms, and inside storage for vehicles. The facility will be used for general storage uses; no illegal or flammable materials will be stored or distributed out of the facility. No other active businesses will be operated out of the storage facility.

The renderings of the office building and other storage buildings were provided.

Originally, the Petitioners planned to develop the site in two phases. Phase I will commence in Summer 2020 and consists of the metal storage and office building, the storage buildings along the periphery, paved parking area, and the six foot (6') privacy fence. Phase II will commence in Spring 2023 and will consist of the remaining metal storage buildings.

The outdoor storage area would be placed where the Phase II structures are planned. The outdoor storage area would be removed upon construction the Phase II structures. The outdoor parking area would be asphalt. No site plan was provided for the site when the outdoor storage portion of the special use permit is operational.

Mr. and Mrs. Maffeo anticipate employing between one (1) and five (5) part-time employees. One (1) employee would be for maintenance and the remaining employees would staff the office on a shift-basis to ensure that at least one (1) employee was onsite during business hours.

Access to the facility would be twenty-four (24) hours via access through the security gate between the office building and southern most storage building. Hours of operation are 7:00 a.m. until 7:00 p.m. daily.

All structures constructed on the site will require building and occupancy permits.

The proposed facilities would be served by well and septic. The Petitioner provided septic plan information. According to the site plan, the septic area would be south and west of the proposed office building.

According to the proposed site plan, one (1) approximately ninety thousand, five hundred (90,500) square foot wet bottom stormwater detention pond is planned for the property. The pond would be approximately eleven feet (11') feet deep at its deepest area. The pond is sized to handle runoff from future commercial development on the proposed B-2 portion of the site. The pond will be located on Lot 3 of the proposed Go Pro Subdivision and not on the subject property.

The Petitioners have applied for a stormwater management permit.

The property fronts County Line Road. As noted at the ZPAC meeting, the Petitioners were agreeable to a right-of-way dedication.

As part of the subdivision, the Petitioners will create a private road connecting County Line Road to the entrance of the storage facility.

The site plan shows three (3) parking spaces, including one (1) handicapped accessible parking space.

Based on the original lighting plan, there will be lights on all of the buildings and lights between buildings. The total number of lights on buildings is sixty-three (63) with eleven (11) additional lights throughout the property. None of the lighting will leave the site.

One (1) monument sign was shown on the landscaping plan. Pictures of the signs similar to the Petitioners' proposal were presented. The sign would be ten feet (10') tall and twelve feet (12') wide. No information regarding the height of the supporting poles was provided. A variance to the sign height restrictions might be required. The sign would be illuminated with a message board at the bottom.

Access to the storage area will be through a gate with a key pad. No information was provided regarding the dimensions of the gate. The gate width was not provided. One (1) four foot (4') wide gate is located on the northeast corner of the site.

Some of the lighting will be for security purposes and security cameras will be provided.

The proposal calls for six foot (6') privacy fence around most of the perimeter of the property. A six foot (6') ornamental fence is shown on the site plan on the eastern side of the site. Pictures of the ornamental fence were provided.

The Petitioners' Attorney indicated that the fence will be installed as part of Phase I.

No fencing is planned along the detention ponds.

Based on the landscaping plan, twelve (12) shade trees, three (3) evergreen shrubs, seventeen (17) deciduous shrubs, and ten (10) perennials would be planted on the property. The trees would be between twelve feet and fifteen feet (12'-15') in height at the time of planting and would grow between thirty feet and sixty feet (30'-60') in height. Based on the information, no trees or bushes would be planted north of the storage area. The balance of the site would be covered in lawn.

Little noise is anticipated from the proposed operations.

The site plan called for dumpsters to be provided onsite.

If approved, this would be the second active special use permit for a storage facility on non A-1 zoned property in unincorporated Kendall County.

§ 13.07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on map amendment applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

Existing uses of property within the general area of the property in question. **The surrounding properties are used agricultural or uses similar to agricultural uses such as farmsteads and fertilizer operations.**

The Zoning classification of property within the general area of the property in question. **The surrounding properties are zoned A-1, A-1 with a special use, or B-4.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property is presently zoned A-1 and can be used for farming.**

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The Future Land Use Map was amended earlier in 2020 to reclassify the subject property as Commercial. The property to the west is planned to be used for recreational purposes. Minooka School District #111 plans to construct a school in the area. The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional. The proposed map amendments are consistent with the purpose and objectives of the Land Resource Management Plan.**

§ 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*. Staff has provided findings in **bold** below based on the recommendation:

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 and landscaping plan, dedicates land for right-of-way, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances.**

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. **Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The proposed use will be a low utility user and adequate utilities are planned for the development of the site. A private road is planned from County Line Road to the subject use. A right-of-way dedication is planned along County Line Road. The Petitioners will have to secure a stormwater management permit.***

*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.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”***

Staff recommends approval of the requested map amendments.

Staff also recommends approval of the requested special use permits for an outdoor storage business and a self-service storage facility 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.
2. The operator(s) of the businesses allowed by this special use permit shall plant the vegetation and install the fencing identified in the landscaping plan within ninety (90) days of the approval of the special use permit ordinance. Dead or damaged vegetation shall be replaced on a timetable approved by the Kendall County Planning, Building and Zoning Department. The trees shown on the landscaping plan shall be between twelve feet and fifteen feet (12'-15') in height at the time of planting.
3. One (1) two (2)-sided illuminated sign may be installed on the subject property in substantially the location shown on the landscaping plan. The owners of businesses allowed by this special use permit may pursue variances to Kendall County Zoning Ordinance regarding the height and dimensions of the sign through the variance application process without seeking an amendment to the special use permit.
4. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land along the entire length of County Line Road side of the property at a depth of sixty feet (60') as measured from the centerline of County Line Road to Seward Township for

County Line Road right-of-way.

5. The owners of the business allowed by this special use permit shall construct all of the storage buildings shown on the submitted site plan on or before December 31, 2023. Either December 31, 2023, or upon completion of the final self-service storage building, whichever occurs first, the special use permit for an outdoor storage business shall automatically cease. The final self-service storage building shall be considered complete when all occupancy permits for the self-service storage buildings are issued. The completion and expiration dates listed in this condition may be extended upon approval by the Kendall County Planning, Building and Zoning Committee.
6. A maximum of twenty-five (25) items, including, but not limited to, boats, trailers, and motor vehicles may be stored outdoors as part of the outdoor storage business special use permit.
7. None of the vehicles stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by these special use permits.
8. 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.
9. The hours of operation for the businesses allowed by these special use permits shall be daily from 7:00 a.m. until 7:00 p.m. The operator(s) of the businesses allowed by these special use permit may reduce these hours of operation. Patrons may access the storage area at any time.
10. The total maximum number of employees combined for the businesses allowed by these special use permit shall be five (5), including the business owners.
11. The owners of the businesses allowed by these special use permits shall diligently monitor the property for leaks from items stored on the premises and shall promptly clean up the site if leaks occur.
12. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Troy Fire Protection District with passcodes to the gate upon the request of these agencies.
13. The operator(s) of the businesses allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The operator(s) of the businesses allowed by these special use permits shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
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 permits.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member Whitfield asked about the storage of agricultural equipment on the property. Mr. Asselmeier responded that agricultural equipment could be stored on the property. However, the use of the property would not be considered an agricultural use. Normally, agricultural equipment is exempt from the Kendall County Inoperable Vehicle Ordinance. If a piece of agricultural equipment on the subject property was not operational, that agricultural equipment would not be exempt from the Kendall County Inoperable Vehicle Ordinance.

When the property is built-out, the outdoor storage portion of the business shall cease.

The detention pond shall be a wet bottom pond. The shelf would be required.

Chairman Mohr re-opened the public hearing at 7:18 p.m.

Dan Kramer, Attorney for the Petitioner, provided a history of the acquisition of the property and the proposed development for the Go Pro Sport Subdivision.

Mr. Kramer noted that the lot between the proposed storage facility and County Line Road probably would not be developed until municipal services become available.

Mr. Kramer provided information on the stormwater ponds and dry hydrants.

There will be one (1) cut on County Line Road for a private road.

Mr. Kramer noted that the Petitioners were in agreement with the proposed conditions and restrictions.

Chairman Mohr asked about the road cut for the undeveloped lot. Mr. Kramer noted the right-of-way dedication and the ownership of County Line Road by Seward Township. If Shorewood annexes the property, County Line Road becomes a Village maintained road. The fronts of the commercial development would face County Line Road. Mr. Kramer noted the topography and drainage of the property. Mr. Kramer explained the landscaping and site plans.

Mr. Kramer noted that the Maffeos' son will be managing the storage business.

Chairman Mohr closed the public hearing at 7:29 p.m.

Member Whitfield made a motion, seconded by Member Fox, to approve the Findings of Fact for the map amendments and special use permits as presented.

The votes were as follows:

Ayes (7): Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Absent (0): None

The motion passed.

Member LeCuyer made a motion, seconded by Member Thompson, to approve the conditions of the special use permit as presented.

The votes were as follows:

Ayes (7): Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Absent (0): None

The motion passed.

Member Cherry made a motion, seconded by Member Whitfield, to recommend approval of the requested map amendments and special use permits with the conditions proposed by Staff.

The votes were as follows:

Ayes (7): Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Absent (0): None

The motion passed. The proposal goes to the Kendall County Planning, Building and Zoning Committee; the specific meeting date is undetermined because of the Labor Day conflict.

Discussion occurred regarding a recent Indiana Supreme Court ruling regarding a Right to Farm Clause.

The Zoning Board of Appeals completed their review of Petition 19-39 at 7:40 p.m.

The Zoning Board of Appeals started their review of Petition 20-14 at 7:40 p.m.

20 – 14 – Kendall County Regional Planning Commission

Request: Text Amendments to the Kendall County Zoning Ordinance

Mr. Asselmeier summarized the request and provided a history of the project.

Only those sections of the Zoning Ordinance with significant proposed changes were provided with memo given to members. Most of the sections with minor changes (i.e. typographical corrections, citation corrections, renumbering, adding of acronyms, etc.) that did not alter the meaning or intent of the regulations were not provided. Some sections with minor changes were provided for illustrative purposes. Section 14 was not provided because no changes were proposed to that Section.

Also, language was added allowing the Kendall County Regional Planning Commission to establish bylaws.

The townships were notified of this proposal on July 1, 2020. To date, no township has provided comments.

The minutes of the June 29, 2020, combined meeting were provided.

At the July 7, 2020, ZPAC meeting, ZPAC added language to Section 13:09.C.1 pertaining to the 200 foot grid soil survey and soils classified as unsuitable for conventional septic systems when considering open space. The minutes from the July 7th ZPAC meeting were provided.

The Comprehensive Land Plan and Ordinance Committee reviewed this proposal at their meeting on July 22, 2020, and offered no changes to the proposal.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on July 22, 2020. The Kendall County Regional Planning Commission recommended approval by a vote of nine (9) in favor and zero (0) in opposition. The minutes of this meeting were.

One complete copy of the entire Kendall County Zoning Ordinance with all proposed changes was provided.

Chairman Mohr asked who requested the two hundred foot (200') soil grid information be included in the proposal. Mr. Asselmeier responded that Aaron Rybski from the Kendall County Health Department made that recommendation.

Chairman Mohr open the public hearing at 7:45 p.m.

Willie Cade testified that he owned a Pullman railroad car which he has listed for short-term rental on AirBnB. His family has been renting the car since at least 1955. The railroad car has restroom facilities and more than one entrance point. The railroad car is not handicapped accessible. He does not have an occupancy permit for the railroad car and would like a grandfathering provision inserted into the proposal with a date. After discussion on the topic, the consensus was to add the sentence, "Accessory structures used for residential purposes prior to 1970 shall not be required to provide an occupancy permit" to the end of the definitions of Hotel, Motel, or Inn and Short-Term Rental.

Chairman Mohr closed the public hearing at 8:03 p.m.

Member LeCuyer made a motion, seconded by Member Fox, to recommend approval of the requested text amendments with the addition that the sentence "Accessory structures used for residential purposes prior to 1970 shall not be required to provide an occupancy permit" to the end of the definitions of Hotel, Motel, or Inn and Short-Term Rental.

The votes were as follows:

Ayes (7): Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0): None
Absent (0): None

The motion passed. The proposal goes to the Kendall County Planning, Building and Zoning Committee; the specific meeting date is undetermined because of the Labor Day conflict.

The Zoning Board of Appeals completed their review of Petition 20-14 at 8:04 p.m.

NEW BUSINESS/OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO THE COUNTY BOARD

None

PUBLIC COMMENTS

Mr. Asselmeier announced that, to date, no applications exist for the August hearing/meeting. The application deadline is Friday, July 31, 2020.

Mr. Asselmeier also announced that the County Board could review the bids for the renovations of the County Board Room later in the week. If the County Board approves the renovations, upcoming zoning hearings/meetings will occur in the Historic Courthouse.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Whitfield made a motion, seconded by Member Cherry, to adjourn.

The votes were as follows:

Ayes (7): Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield

Nays (0): None

Absent (0): None

The motion passed.

The Zoning Board of Appeals meeting adjourned at 8:06 p.m.

The next hearing/meeting will be on August 31, 2020.

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

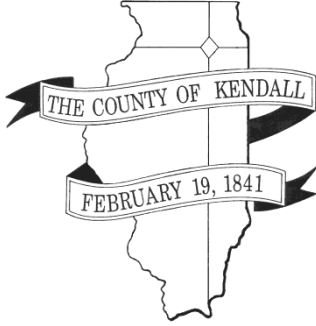
Exhibits

1. Memo on Petition 19-39 Dated July 23, 2020
2. Certificate of Publication and Mailings for Petition 19-39 (Not Included with Report but on file in Planning, Building and Zoning Office).
3. Memo on Petition 20-14 Dated July 23, 2020
4. Certificate of Publication and Mailings for Petition 20-14 (Not Included with Report but on file in Planning, Building and Zoning Office).

**KENDALL COUNTY
ZONING BOARD OF APPEALS
JULY 27, 2020**

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
<i>Don Krause Atty For 19-39</i>	<i>1107 A S Bond Junkville I/k 605B</i>	



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 20-17

**Michael Cardamone on Behalf
of the LTW Group Declaration of Trust Dated June 1, 2020
Fence Building Height Variance**

INTRODUCTION

Michael Cardamone owns 4779 Lees Court (Lot 5 in Grove Estates). Mr. Cardamone, on behalf of the LTW Group Declaration of Trust Dated June 1, 2020 also owns 7387 Roberts Drive (Lot 6 of Grove Estates) and 7292 Fitkins Drive (Lot 10 of Grove Estates). He wishes to construct an open air iron fence in the front yards of these properties at a maximum height of five feet ten inches (5'10").

The Petitioner's neighbor at 4843 Lees Court (Lot 4 in Grove Estates) has the same request (see Petition 20-18).

The application materials are included as Attachment 1. The plat of survey showing the proposed locations of the fence is included as Attachment 2. The diagram of the fence is included as Attachment 3. The aerial of the property is included as Attachment 4.

SITE INFORMATION

PETITIONER Michael Cardamone on Behalf of the LTW Group Declaration of Trust Dated June 1, 2020

ADDRESSES 4779 Lees Court, 7387 Roberts Drive, and 7292 Fitkins Drive, Oswego

LOCATION Lots 5, 6, and 10 in Grove Estates

TOWNSHIP Na-Au-Say

PARCEL #S 06-08-151-006, -007, and -011

LOT SIZE 2.25 +/- Acres (All Lots Combined)

EXITING LAND USE Single Family Residential (Grove Estates Subdivision)

ZONING RPD-2 Residential Planned Development-Two

LRMP	Current Land Use	Single Family Residential
	Future Land Use	Rural Residential (0.65 DU/Acre Max)
	Roads	Lees Court, Roberts Drive, and Fitkins Drive are Local Roads Maintained by Na-Au-Say Township
	Trails	None
	Floodplain/Wetlands	None

REQUESTED ACTION Variance to allow installation of a fence at five feet ten inches (5'10") in height instead of the maximum four feet (4') in the front yard.

APPLICABLE REGULATIONS § 4.14.A.2 – Fences
 §13.04 – Variation Procedures and Requirements

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within ½ Mile
North	Single Family Residential	RPD-2	Rural Residential (0.65 DU/Acre Max)	RPD-2
South	Single Family	RPD-2	Rural Residential	A-1 and RPD-2
East	Single Family Residential	RPD-2	Rural Residential	A-1 and RPD-2
West	Single Family Residential	RPD-2	Rural Residential	A-1 and RPD-2

GENERAL INFORMATION

The County previously granted similar fence height variances at 7109 Roberts Court (Lot 23 of Grove Estates) and 7126 Roberts Court (Lot 25 of Grove Estates).

As noted in Attachment 2, the proposed fence would be placed inside an easement. While this is lawful, the Petitioner has been advised that the fence could be removed or damaged as part of work inside the easement.

Also as noted in the Attachment 2, the Petitioner would like to install one (1) twenty foot (20') wide gate at the driveway of their property.

As can be viewed on the aerial (See Attachment 4), many of the nearby lots are vacant. Similar variances could be submitted for these properties at some point in the future.

NA-AU-SAY TOWNSHIP

Na-Au-Say Township was emailed this proposal on August 3, 2020.

OSWEGO FIRE PROTECTION DISTRICT

The Oswego Fire Protection District was emailed this proposal on August 3, 2020.

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. **Other properties have fenced in their whole lot and, as long as the Homeowners' Association is fine with the fence height, there should not be an issue.***

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **This is a variation that has been requested and could be requested in the future for other properties inside Grove Estates.***

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The owners do not have a hardship, but would like to install the fence as requested.***

*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. **The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements 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. **Adding the proposed fence will not impair any of the above items and will not impact the roadway.***

RECOMMENDATION

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

1. The maximum height of the fence shall be five feet ten inches (5' 10").
2. The fence shall be installed at substantially the locations shown in Attachment 2.
3. The fence shall be of the similar style as shown in the fence diagram provided in Attachment 3.
4. The Petitioner and future owners of the subject property acknowledge that the subject fence will be constructed inside an easement and that work inside the easement could cause damage or removal of the fence.
5. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

ATTACHMENTS

1. Application (Including Petitioner's Findings of Fact)
2. Plat of Survey
3. Fence Diagram
4. Aerial



DEPARTMENT OF PLANNING, BUILDING & ZONING
 111 West Fox Street • Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME _____ FILE #: _____

NAME OF APPLICANT <i>Mike Cardamone</i>		
CURRENT LANDOWNER/NAME(S) <i>Mike Cardamone</i>		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES <i>3/4</i>	<i>4779 Lees Ct</i>	<i>0608151006</i>
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
<i>Home</i>	<i>Single Home Resi</i>	<i>Rural Resi</i>
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input checked="" type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
<i>Mike Cardamone</i>	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT		DATE
[REDACTED]		<i>July 22, 2020</i>

FEE PAID: \$ ~~425~~ *425*
 CHECK #: ~~1070~~ *1070*

¹Primary Contact will receive all correspondence from County

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



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME _____ FILE #: _____

NAME OF APPLICANT		
The LTV Group declaration of trust - Dated June 01, 2020		
CURRENT LANDOWNER/NAME(S)		
Same as above		
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
314	7387 Roberts Dr. 60543	06-03-151-007
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Land	Residential	Residential
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> PRELIMINARY PLAT etc.)	<input type="checkbox"/> RPD (____ Concept; ____ Preliminary; ____ Final) <input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (____ Major; ____ Minor)		
PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Michael Cordamone	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER #(Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT	[REDACTED]	DATE

FEE PAID: \$ 50
 CHECK #: 1071

¹Primary Contact will receive all correspondence from County

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


DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME _____ FILE #: _____

NAME OF APPLICANT		
The Ull Group declaration of trust - dated 6/01/2020		
CURRENT LANDOWNER/NAME(S)		
Same as above		
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
3/4	7252 Atkins Dr, 60543	06-08-151-011
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Land	Resi	Resi
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> PRELIMINARY PLAT etc.)	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹ PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Mike Cardamone	[REDACTED]	
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
² ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
		am
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT	[REDACTED]	DATE

 FEE PAID: \$ 50
 CHECK #: 1070
¹Primary Contact will receive all correspondence from County

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

Legal Description

Lot 5

Lot 5 in Grove Estates, according to the Plat thereof recorded October 12, 2006 as Document No. 200600032893, in Kendall County, Illinois.

Lot 10

LOT 10 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

Lot 6

LOT 6 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

Attachment 1, Page 5
Chicago Title and Trust Company

2000 West Galena, Suite 105, Aurora, IL 60506

Phone: (630)892-3775 | Fax: (630)892-9241

MASTER STATEMENT

Settlement Date: March 8, 2019
Disbursement Date: March 8, 2019

Escrow Number: [REDACTED]
Escrow Officer: Kimberly Behrens
Email: Kim.Behrens@CTT.com

Borrower: Michael Cardamone
[REDACTED]

Seller: Michael A. Romano and Robin L. Arnfelt
[REDACTED]

Property: 4779 Lees Ct.
Oswego, IL 60543
Parcel ID(s): 06-08-151-006-0000

Lender: [REDACTED]

[REDACTED]

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:

[REDACTED]
Michael A. Romano[REDACTED]
Robin L. Arnfelt

BORROWER:

[REDACTED]
Michael Cardamone

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

[REDACTED]
Chicago Title and Trust Company
Settlement Agent

WARRANTY DEED

**STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL**

THE GRANTOR, **Grove Venture LLC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable Considerations in hand paid, and pursuant To authority given by the Board of Directors of said corporation, **CONVEYS AND WARRANTS to THE LTW GROUP DECLARATION OF TRUST, dated June 1, 2020**, Illinois, to wit:


Lots 6 and 10 in Grove Estates, being a subdivision in part of the west half of Section 8, Township 36 North, Range 8 East of the Third Principal Meridian according to the plat thereof recorded October 12, 2006 as document no. 2006-32893, in Kendall County, Illinois

SUBJECT TO: General real estate taxes for 2020 and subsequent years: to zoning ordinances, building lines, easements, covenants, conditions and restrictions of record, feeders, laterals and drainage tiles.

Permanent Index No.: **Lot 6 06-08-151-007**
Lot 10 06-08-151-011

Commonly Known as: **Lot 6 7387 Roberts Drive, Oswego, IL**
Lot 10 7292 Fitkins Drive, Oswego, IL

Grove Venture, LLC.

By 
Michael J. Steck, Managing Member

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Steck, 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 severally acknowledged that he signed and delivered the said instrument as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of June 2020

Commission Expires: 4-1-21

[Redacted Signature]

Notary Public

(seal)



This instrument prepared by: Win Wehrli

[Redacted Address]

Send Subsequent Tax bills to: The LTW Group Declaration of Trust

[Redacted Address]

Record and Mail to :

David W. Rosenberg

[Redacted Address]

WARRANTY DEED

**STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL**

THE GRANTOR, **Grove Venture LLC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable Considerations in hand paid, and pursuant To authority given by the Board of Directors of said corporation, **CONVEYS AND WARRANTS** to **THE LTW GROUP DECLARATION OF TRUST, dated June 1, 2020**, Illinois, to wit:

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SUBJECT TO: General real estate taxes for 2020 and subsequent years: to zoning ordinances, building lines, easements, covenants, conditions and restrictions of record, feeders, laterals and drainage tiles.

Permanent Index No.: Lot 6 06-08-151-007
Lot 10 06-08-151-011

Commonly Known as: Lot 6 7387 Roberts Drive, Oswego, IL
Lot 10 7292 Fitkins Drive, Oswego, IL

Grove Venture, LLC.

By



Michael J. Steck, Managing Member

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Steck, 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 severally acknowledged that he signed and delivered the said instrument as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of June 2020

Commission Expires: 4-1-21

[REDACTED]
Notary Public

(seal)



This instrument prepared by: Win Wehri
[REDACTED]

Send Subsequent Tax bills to: The LTW Group Declaration of Trust
[REDACTED]

Record and Mail to : David W. Rosenberg
[REDACTED]

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant The LTW Group Declaration of Trust dated June 1st 2020
Address [Redacted]
City [Redacted] State [Redacted] Zip [Redacted]

2. Nature of Benefit Sought Fence Variance

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

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

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

NAME	ADDRESS	INTEREST
<u>Michael Cardamone</u>	[Redacted]	

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

[Redacted]

VERIFICATION

I, [Redacted], 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 29 day of July, A.D. 2020

(seal)



KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant The LTW Group Declaration of Trust dated June 1st 2020
Address [Redacted]
City [Redacted] State [Redacted] Zip [Redacted]

2. Nature of Benefit Sought Fence Variance

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

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

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

NAME	ADDRESS	INTEREST
<u>Michael Cardamone</u>	[Redacted]	

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

[Redacted]

VERIFICATION

I, [Redacted], 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 29 day of July, A.D. 2020

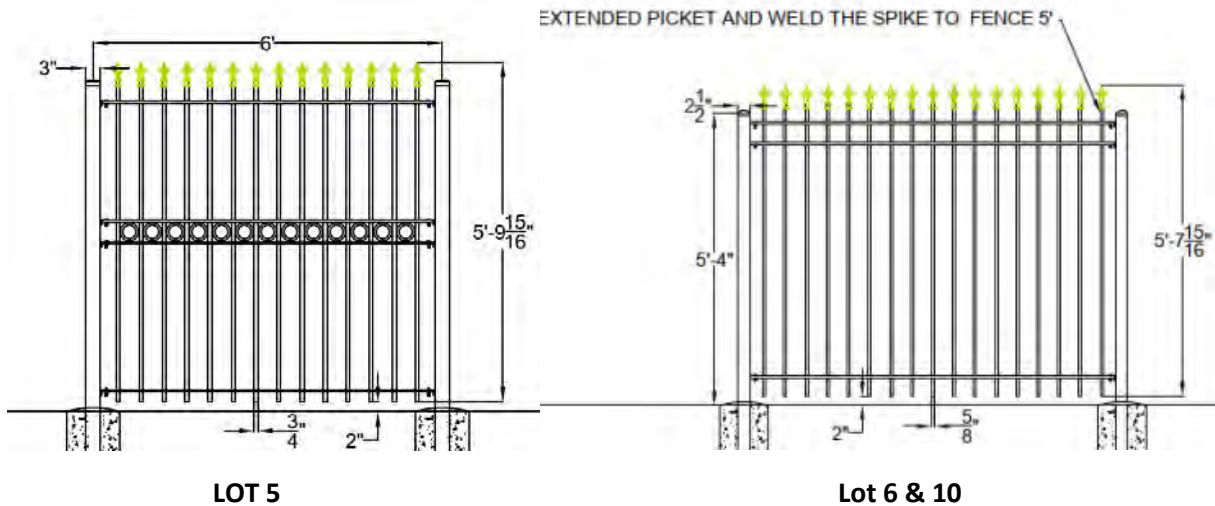
(seal)



Please fill out the following findings of fact to the best of your capabilities. § 13.04 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

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 proposed front yard fence has a total height of 5'-10" and is an open iron fence arrangement (see below).



The purpose for the taller fence is for security. The subdivision is an all wooded area and out of the 49 lots, only four lots have a constructed residence. The subdivision has experienced various vandalism events (see below) over the past few years and protection of personal property has become a significant concern, especially in light of the current nationwide civil unrest.

Vandalism Events:

1. Gang tagging at front entrance subdivision sign
2. Multiple streetlights were shot out via a gun
3. Subdivision construction site theft has been reported
4. Loitering of nonresident people in subdivision that consume alcohol, drugs, use illegal fireworks in addition to racing thru the subdivision

In addition to Vandalism occurrences, there are the following conditions that exist which lead to additional safety concerns:

5. Armed Hunters cross into property during hunting seasons
6. Coyotes are frequently observed and pose a danger to pets and possible small children.
7. 5-year daughter plays outside in the yard – thus a safety concern

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.

Other residences in the subdivision experience the same safety concerns and hence have installed security fences in the front yard that are above the 4'-0" height requirement (5' to 6' tall) via the County variation process (7109 and 7126 Roberts Drive).

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

The security concerns are all created by outside non-residents of the subdivision

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.

The variance has already been provided for two residence of the subdivision (7109 and 7126 Roberts Drive), thus a precedence has been created by the County, indicating the front yard taller fencing is acceptable and does not pose any negative detrimental effects “to the public welfare or substantially injurious to other property or improvements 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.

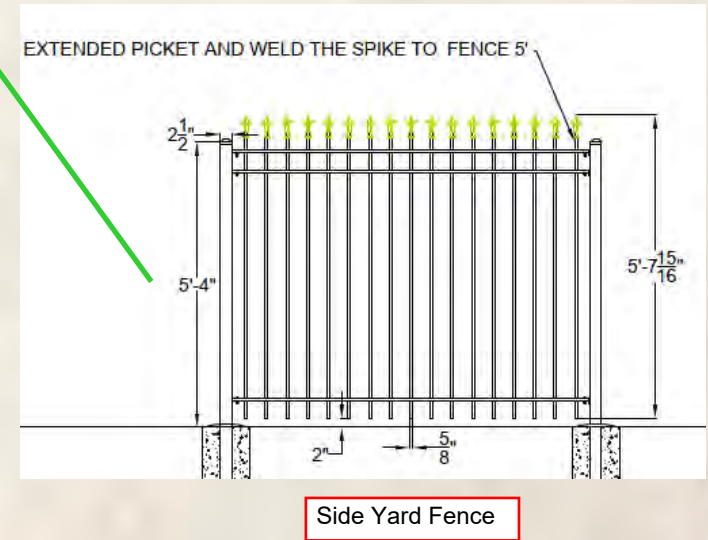
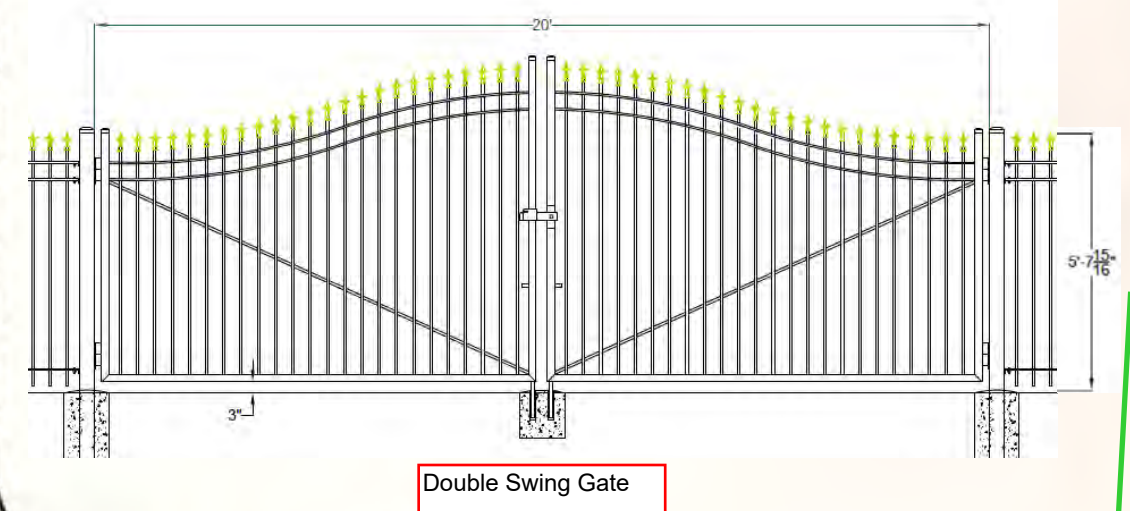
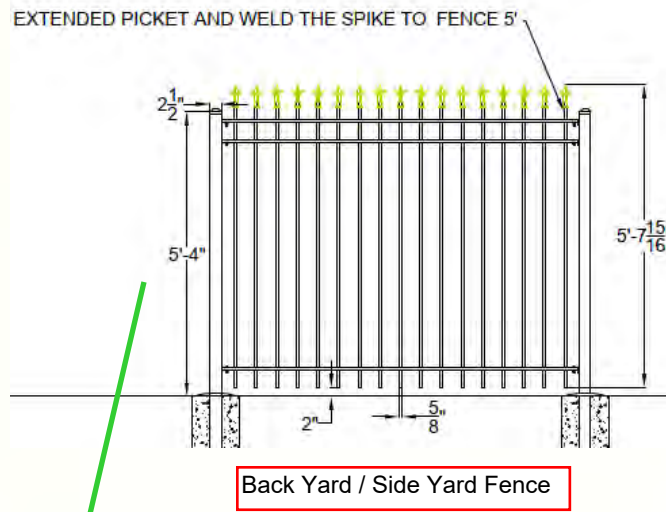
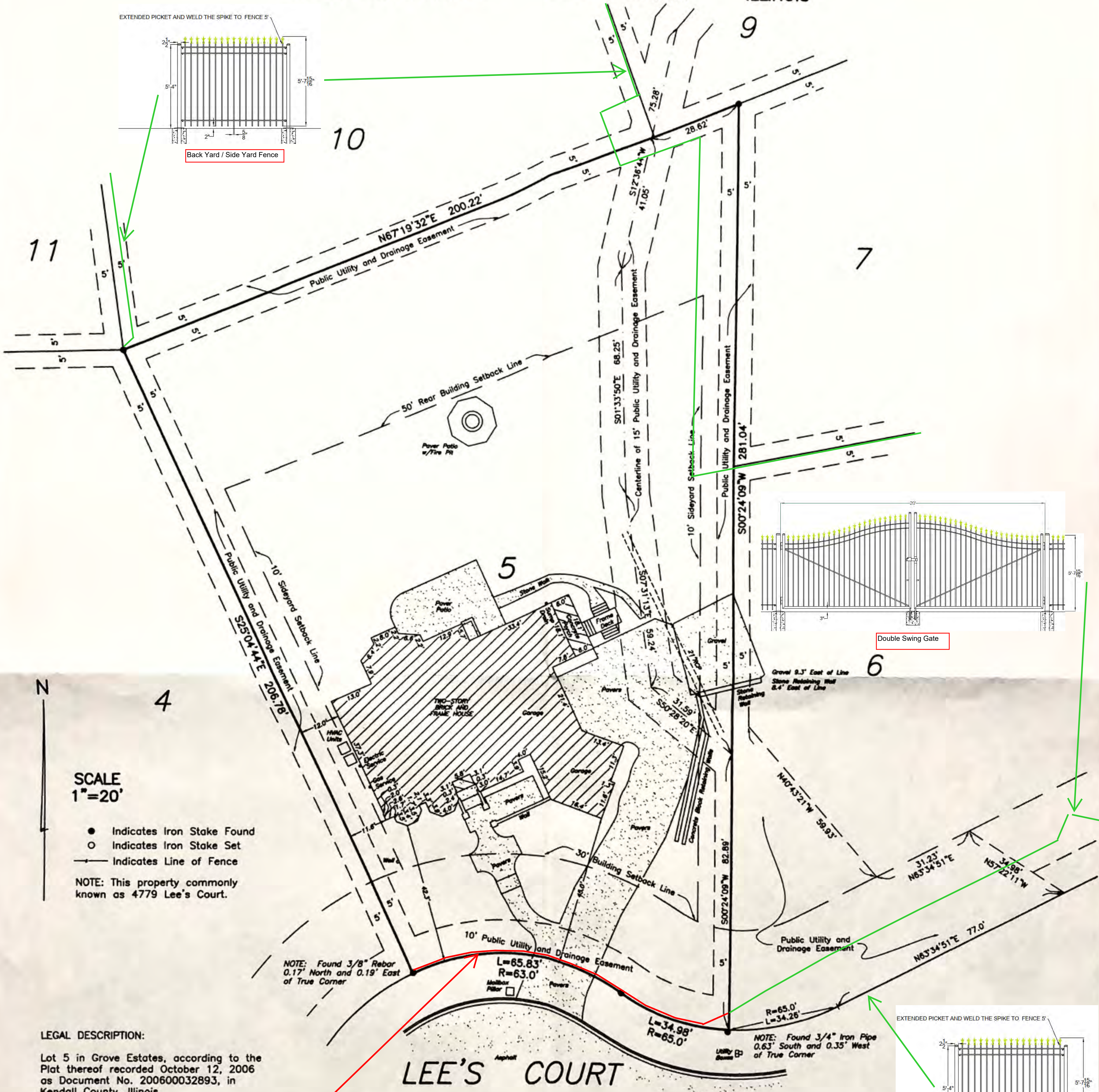
The proposed fencing is an open iron security fencing product and poses no negative effects to subdivision or residents. The security fencing actually increases the property values in the subdivision due to its inherent nature of increasing security for the homes and surrounding properties.

Below is a rendering of the residence in question with taller front fencing as proposed (fence style may vary slightly along with gate placement)



LOT 6 AND 10 ARE ADDITIONAL LOTS OWNED BY LOT 5 OWNER

PLAT OF SURVEY OF
LOT 5
NA-AU-SAY TOWNSHIP
GROVE ESTATES
KENDALL COUNTY
ILLINOIS



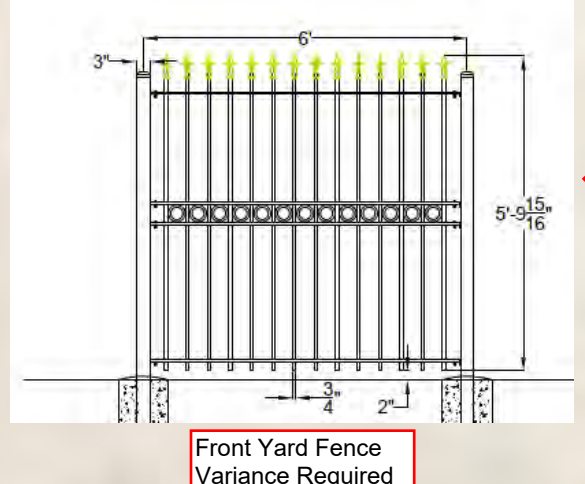
SCALE
1"=20'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence

NOTE: This property commonly known as 4779 Lee's Court.

LEGAL DESCRIPTION:

Lot 5 in Grove Estates, according to the Plat thereof recorded October 12, 2006 as Document No. 200600032893, in Kendall County, Illinois.



State of Illinois } SS
County of Kendall }

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the above described tract as shown by the plat hereon drawn which is a representation of said survey. Field work completed February 21, 2019. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated February 25, 2019 at Yorkville, Illinois

Phillip D. Young

Phillip D. Young
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/20)

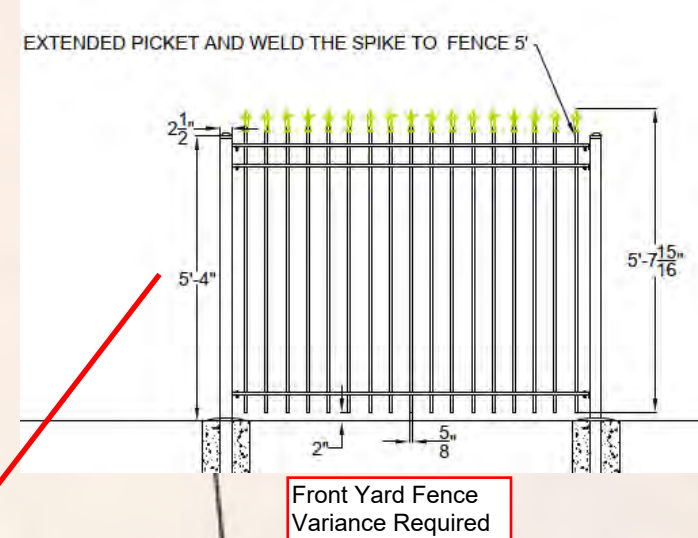
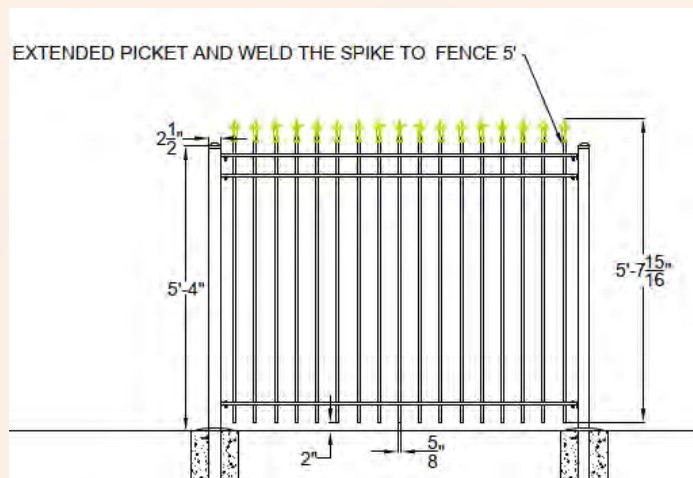
JOB NO.	19034
JOB NAME	ATTY. HELLAND
DWG FILE	19034

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

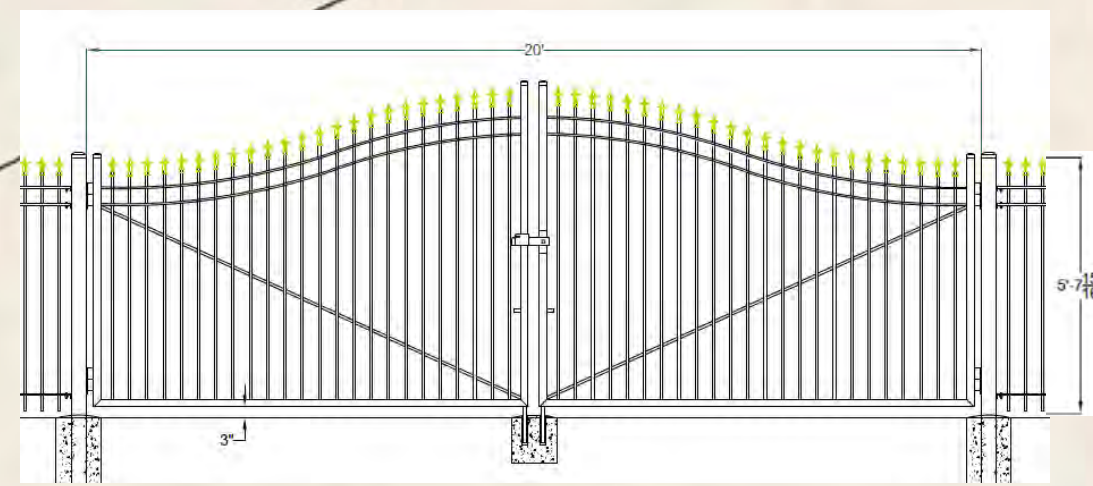
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

PLAT OF SURVEY

LOT 6 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.



Front Yard Fence Variance Required



Double Swing Gate

COURT

ROBERTS DRIVE

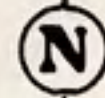
LEE'S

LOT-6

PUBLIC UTILITIES AND DRAINAGE EASEMENTS

30' BUILDING LINE

SCALE: 1" = 20'



STATE OF ILLINOIS } SS
COUNTY OF DUPAGE

WE, INTECH CONSULTANTS, INC. HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME
 DOWNERS GROVE, JANUARY 17, 2008
 BY *Thomas E. Fahrenbach*
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2128
 MY LICENSE EXPIRES/RENEWS 11-30-2008
 FILE 2004.035-6

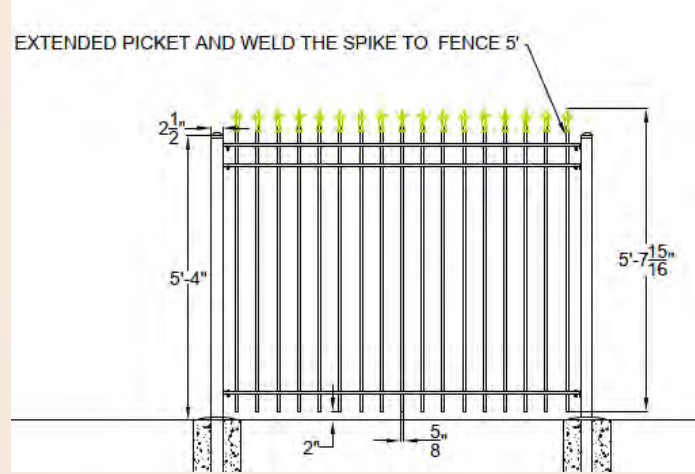
NOTE: COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE EASEMENTS AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED UPON RECORDED SUBDIVISION PLAT, REFER TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.

INTECH CONSULTANTS, INC.
 CONSULTING ENGINEERS/SURVEYORS

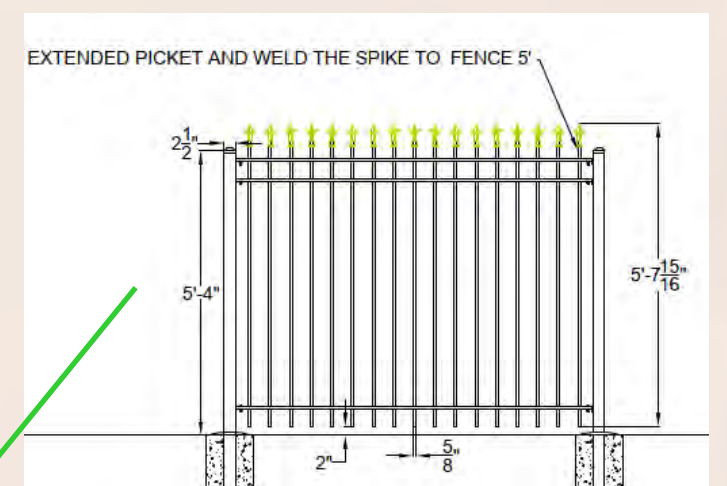
5413 WALNUT AVENUE DOWNERS GROVE, ILLINOIS 60515 (630) 964-5056

PLAT OF SURVEY

LOT 10 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.



Front Yard Fence
Variance Required



Back Yard / Side Yard Fence



STATE OF ILLINOIS } ss
 COUNTY OF DUPAGE }

WE, INTECH CONSULTANTS, INC. HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME.

DOWNERS GROVE, MARCH 1, A.D. 2007

BY *William C. Cardile*
 ILLINOIS PROFESSIONAL LAND SURVEYOR No. 35-3459
 EXPIRE/RENEWS 11-30-08

FILE 2004.035-10

NOTE: COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE EASEMENTS AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED UPON RECORDED SUBDIVISION PLAT, REFER TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.

INTECH CONSULTANTS, INC.
 CONSULTING ENGINEERS/SURVEYORS

5453 WATSON AVENUE DOWNERS GROVE, ILLINOIS 60515 (630) 964-5656

GRIP-RAP. SEE
DETAIL ON
SHEET 15.

Front and Side Yard Fence

Back Yard / Side Yard Fence

Back Yard / Side Yard Fence

Double Swing Gate

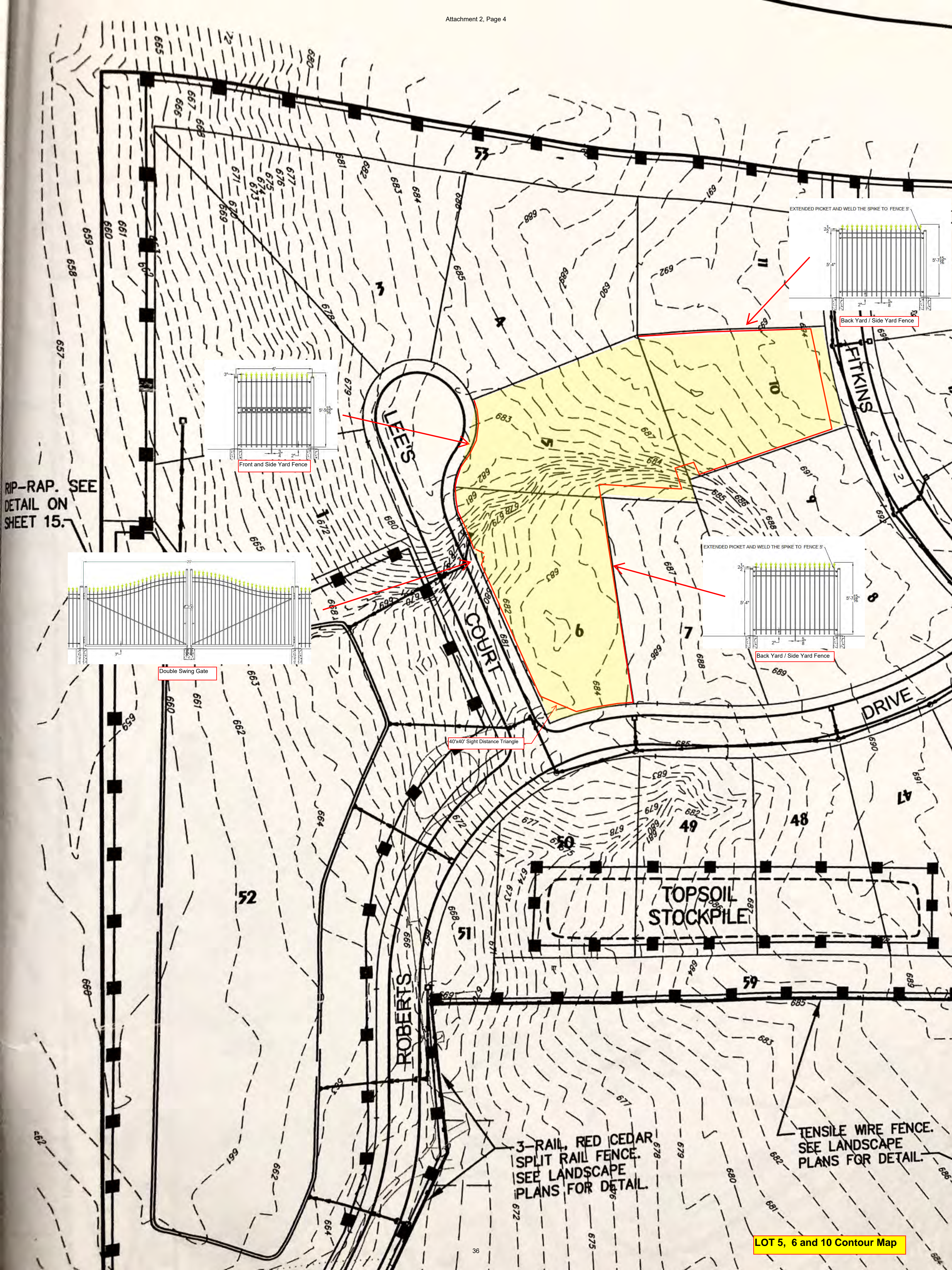
40'x40' Sight Distance Triangle

TOPSOIL
STOCKPILE

3-RAIL, RED CEDAR
SPLIT RAIL FENCE.
SEE LANDSCAPE
PLANS FOR DETAIL.

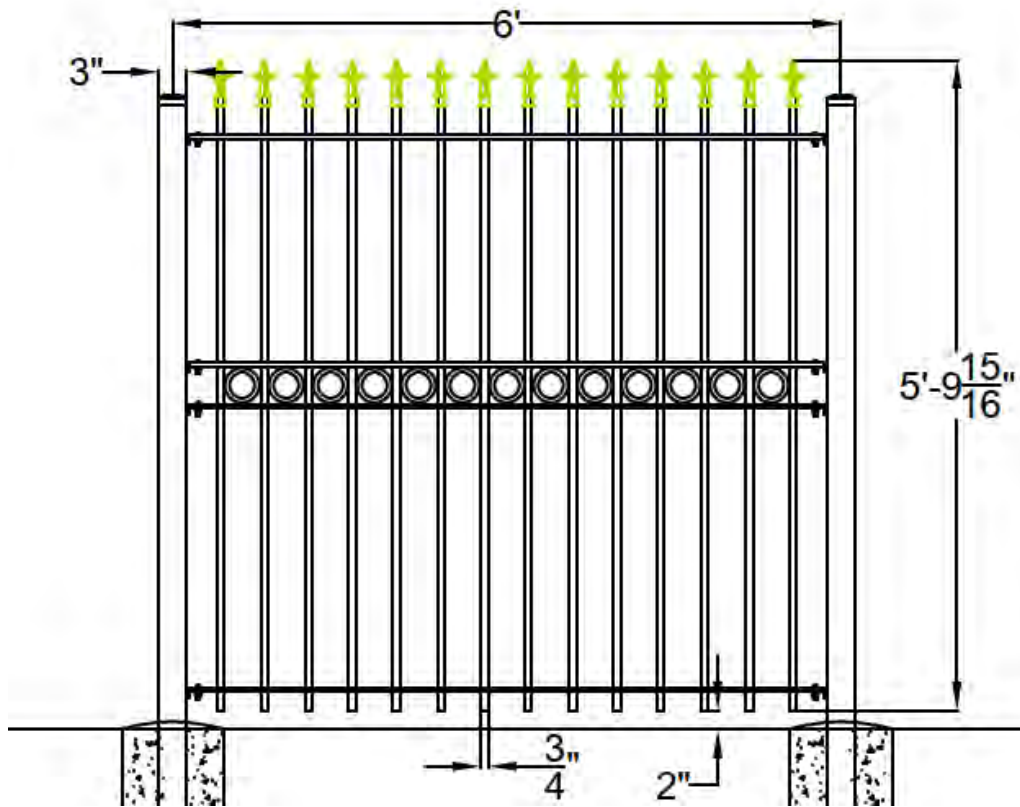
TENSILE WIRE FENCE.
SEE LANDSCAPE
PLANS FOR DETAIL.

LOT 5, 6 and 10 Contour Map



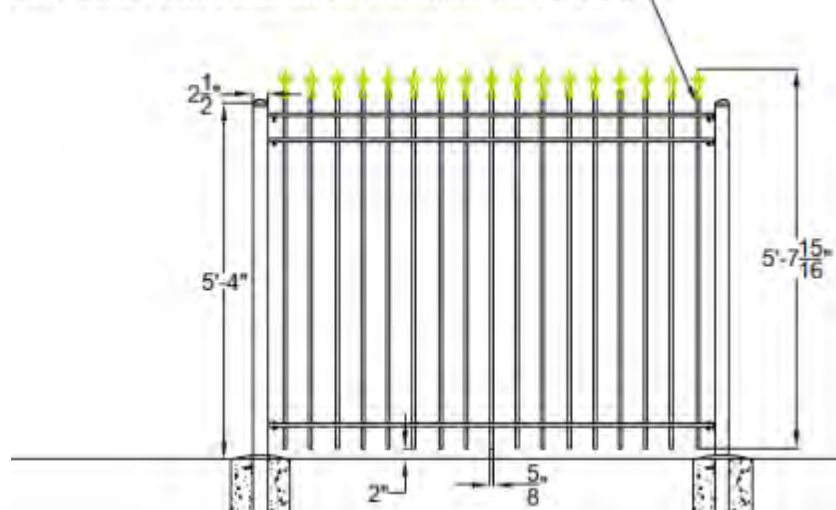
Attachment 3

Lot 5 (06-08-151-006)



Lot 6 (06-08-151-007) and Lot 10 (06-08-151-011)

EXTENDED PICKET AND WELD THE SPIKE TO FENCE 5'



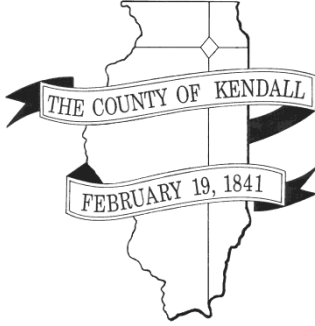
Kendall County Web GIS



July 30, 2020

Current Ownership Parcels

 Kendall County Addresses



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 20-18

**Mike Kelty on Behalf of the Michael J. Kelty and Candace E. Kelty Declaration of Living Trust
Fence Building Height Variance**

INTRODUCTION

Mike Kelty, on behalf of the Michael J. Kelty and Candace E. Kelty Declaration of Living Trust, owns 4843 Lees Court (Lot 4 of Grove Estates). He wishes to construct an open air iron fence in the front yards of these properties at a maximum height of five feet ten inches (5’10”).

The Petitioner’s neighbor at 4779 Lees Court has the same request (see Petition 20-17).

The application materials are included as Attachment 1. The plat of survey showing the proposed locations of the fence is included as Attachment 2. The diagram of the fence is included as Attachment 3. The aerial of the property is included as Attachment 4.

SITE INFORMATION

PETITIONER Mike Kelty on Behalf of the Michael J. Kelty and Candace E. Kelty Declaration of Living Trust

ADDRESSES 4843 Lees Court, Oswego

LOCATION Lot 4 in Grove Estates

TOWNSHIP Na-Au-Say

PARCEL #S 06-08-151-005

LOT SIZE 1.00 +/- Acres

EXITING LAND USE Single Family Residential (Grove Estates Subdivision)

ZONING RPD-2 Residential Planned Development-Two

LRMP	Current Land Use	Single Family Residential
	Future Land Use	Rural Residential (0.65 DU/Acre Max)
	Roads	Lees Court, is a Local Road Maintained by Na-Au-Say Township
	Trails	None
	Floodplain/Wetlands	None

REQUESTED ACTION Variance to allow installation of a fence at five feet ten inches (5’10”) in height instead of the maximum four feet (4’) in the front yard.

APPLICABLE § 4.14.A.2 – Fences
 REGULATIONS §13.04 – Variation Procedures and Requirements

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within ½ Mile
North	Single Family Residential	RPD-2	Rural Residential (0.65 DU/Acre Max)	RPD-2
South	Single Family	RPD-2	Rural Residential	A-1 and RPD-2
East	Single Family Residential	RPD-2	Rural Residential	A-1 and RPD-2
West	Single Family Residential	RPD-2	Rural Residential	A-1 and RPD-2

GENERAL INFORMATION

The County previously granted similar fence height variances at 7109 Roberts Court (Lot 23 of Grove Estates) and 7126 Roberts Court (Lot 25 of Grove Estates).

As noted in Attachment 2, the proposed fence would be placed inside an easement. While this is lawful, the Petitioner has been advised that the fence could be removed or damaged as part of work inside the easement.

Also as noted in the Attachment 2, the Petitioner would like to install one (1) twenty foot (20') wide gate at the driveway of their property.

As can be viewed on the aerial (See Attachment 4), many of the nearby lots are vacant. Similar variances could be submitted for these properties at some point in the future.

NA-AU-SAY TOWNSHIP

Na-Au-Say Township was emailed this proposal on August 3, 2020.

OSWEGO FIRE PROTECTION DISTRICT

The Oswego Fire Protection District was emailed this proposal on August 3, 2020.

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. **Other properties have fenced in their whole lot and, as long as the Homeowners' Association is fine with the fence height, there should not be an issue.***

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **This is a variation that has been requested and could be requested in the future for other properties inside Grove Estates.***

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The owners do not have a hardship, but would like to install the fence as requested.***

*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. **The***

requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements 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. Adding the proposed fence will not impair any of the above items and will not impact the roadway.

RECOMMENDATION

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

1. The maximum height of the fence shall be five feet ten inches (5' 10").
2. The fence shall be installed at substantially the locations shown in Attachment 2.
3. The fence shall be of the similar style as shown in the fence diagram provided in Attachment 3.
4. The Petitioner and future owners of the subject property acknowledge that the subject fence will be constructed inside an easement and that work inside the easement could cause damage or removal of the fence.
5. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

ATTACHMENTS

1. Application (Including Petitioner's Findings of Fact)
2. Plat of Survey
3. Fence Diagram
4. Aerial


DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

 PROJECT NAME 4843 LEES CT FENCE FILE #: _____

NAME OF APPLICANT <u>MIKE KELTY</u>		
CURRENT LANDOWNER/NAME(s) <u>MIKE KELTY / CANDACE KELTY</u>		
SITE INFORMATION ACRES <u>1 ACRE</u>	SITE ADDRESS OR LOCATION <u>4843 LEES CT</u>	ASSESSOR'S ID NUMBER (PIN) <u>06-08-151-005</u>
EXISTING LAND USE <u>HOME/RESIDENTIAL</u>	CURRENT ZONING <u>RURAL RESIDENTIAL</u>	LAND CLASSIFICATION ON LRMP <u>RURAL RESIDENTIAL (0.65 DU/ACRE)</u>
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> PRELIMINARY PLAT etc.)	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
PRIMARY CONTACT <u>MIKE KELTY</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # —	PRIMARY CONTACT OTHER #(Cell, etc.) [REDACTED]
ENGINEER CONTACT <u>N/A</u>	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]		DATE <u>7/28/20</u>

 FEE PAID:\$ _____
 CHECK #: _____

¹Primary Contact will receive all correspondence from County

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



201500002896

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED: 2/26/2015 3:16 PM
BCD: 49.00 RHPSP FEE: 10.00
PAGES: 4

Commitment Number [REDACTED]

This instrument prepared by Ross M Rosenberg, Esq , Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605

After Recording, Send To

NATIONAL FIDELITY AND GUARANTEE TITLE LLC
SCOTT WALKER, PRESIDENT, SUITE 9E
CHICAGO, IL 60607

Mail Tax Statements To Michael J. Kelty and Candace E. Kelty, [REDACTED]

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
06-08-151-005

QUITCLAIM DEED

Michael J. Kelty and Candace E. Kelty, husband and wife, as joint tenants hereinafter grantors, of **Kendall County, Illinois**, for \$1 00 in consideration paid, grant and quitclaim to **Michael J. Kelty and Candace E. Kelty, husband and wife**, in a tenancy by the entirety hereinafter grantees, whose tax mailing address is **4843 Lees Court, Oswego, IL 60543**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property

LOT 4 IN GROVE ESTATES BEING A SUBDIVISION IN PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT 2006-32893, IN KENDALL COUNTY, ILLINOIS

06-08-151-005

CKA: 4843 Lees Court , Oswego, IL, 60543

4


The real property described above is conveyed subject to and with the benefit of All easements, covenants, conditions and restrictions of record, in so far as in force applicable

The real property described above is conveyed subject to the following All easements, covenants, conditions and restrictions of record, All legal highways, Zoning, building and other laws, ordinances and regulations, Real estate taxes and assessments not yet due and payable, Rights of tenants in possession


TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever

Prior instrument reference **Doc. No. R2013-07573**

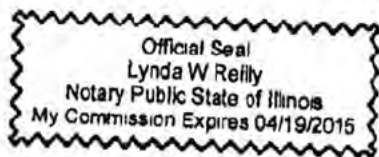
Executed by the undersigned on 1/5, 2015



Michael J. Kelty




Candace E. Kelty



STATE OF Illinois

COUNTY OF Will

The foregoing instrument was acknowledged before me on 1/2, 2015 by **Michael J. Kelty** and **Candace E. Kelty** who are personally known to me or have produced Illinois I.D. as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument




Notary Public

**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code

Date 1/3/15


Buyer, Seller or Representative

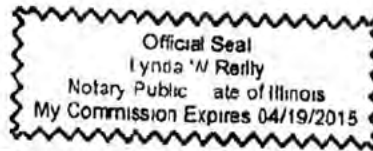
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

Dated 1/3/15, 2015

[Redacted Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Michael Keltz
this 3rd day of Jan,
2015



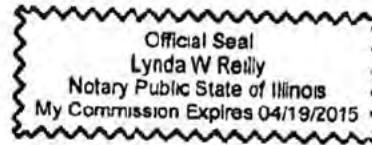
NOTARY PUBLIC [Redacted Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois

Date 1/3/15, 2015

[Redacted Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Michael Keltz
This 3rd day of Jan,
2015



NOTARY PUBLIC [Redacted Signature]

NOTE Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses (Attach to deed or ABL to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Legal Description

LOT 4 IN GROVE ESTATES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT NUMBER 200600032893, IN KENDALL COUNTY, ILLINOIS.

COMMON ADDRESS: 4843 LEE'S COURT

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant: Michael J. Kelty Declaration of Living Trust dated August 24, 2016, and Candace E. Kelty Declaration of Living Trust dated August 24, 2016

Address: [REDACTED]
City [REDACTED] State [REDACTED] Zip [REDACTED]

2. Nature of Benefit Sought : Fence variance.

3. Nature of Applicant: (Please check one)

- a. Natural Person
- b. Corporation
- c. Land Trust/Trustee
- d. X-Trust/Trustee **XX**
- e. Partnership
- f. Joint Venture

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

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

NAME	ADDRESS	INTEREST
Michael J. Kelty	[REDACTED]	50%
Candace E. Kelty	[REDACTED]	50%

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

VERIFICATION

I, Daniel J. Kramer, 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 July, 2020, AD. (seal)

Mike Kelty / Candace Kelty

Notary Public

Applicant

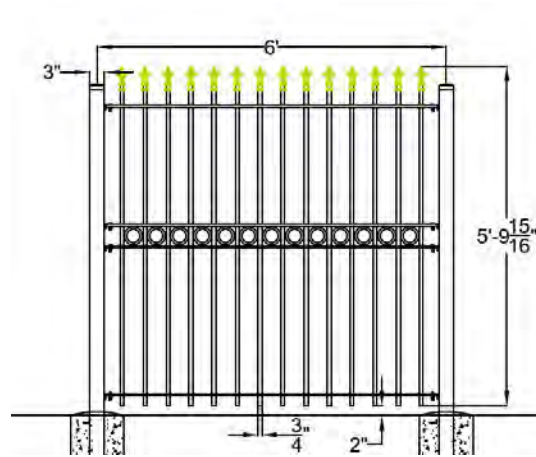


Please fill out the following findings of fact to the best of your capabilities. § 13.04 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

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.

Lot 4

The proposed front yard fence has a total height of 5'-10" and is an open iron fence arrangement (see below).



The purpose for the taller fence is for security. The subdivision is an all wooded area and out of the 49 lots, only four lots have a constructed residence. The subdivision has experienced various vandalism events (see below) over the past few years and protection of personal property has become a significant concern, especially in light of the current nationwide civil unrest.

Vandalism Events:

- 1. Gang tagging at front entrance subdivision sign**
- 2. Multiple streetlights were shot out via a gun**
- 3. Personal mailbox was vandalized (required replacement)**
- 4. Subdivision construction site theft has been reported**
- 5. Loitering of nonresident people in subdivision that consume alcohol, drugs, use illegal fireworks in addition to racing thru the subdivision**

In addition to Vandalism occurrences, there are the following conditions that exist which lead to additional safety concerns:

- 6. Armed Hunters cross into property during hunting seasons**
- 7. Coyotes are frequently observed and pose a danger to pets and possible small children.**

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.

Other residences in the subdivision experience the same safety concerns and hence have installed security fences in the front yard that are above the 4'-0" height requirement (5' to 6' tall) via the County variation process (7109 and 7126 Roberts Drive).

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

The security concerns are all created by outside non-residents of the subdivision

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.

The variance has already been provided for two residence of the subdivision (7109 and 7126 Roberts Drive), thus a precedence has been created by the County, indicating the front yard taller fencing is acceptable and does not pose any negative detrimental effects “to the public welfare or substantially injurious to other property or improvements 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 fencing is an open iron security fencing product and poses no negative effects to subdivision or residents. The security fencing actually increases the property values in the subdivision due to its inherent nature of increasing security for the homes and surrounding properties.

Below is a rendering of the residence in question with taller front fencing as proposed (fence style may vary slightly)



NELSON SURVEYORS, LLC. FINAL SURVEY

PIN: 06-08-151-005-0000

NELSON SURVEYORS, LLC.
418 S. CASS AVENUE
WESTMONT, ILLINOIS 60559
NELSONSURVEYORSLLC.COM
(815) 436-8520 OFFICE
(815) 436-8528 FAX

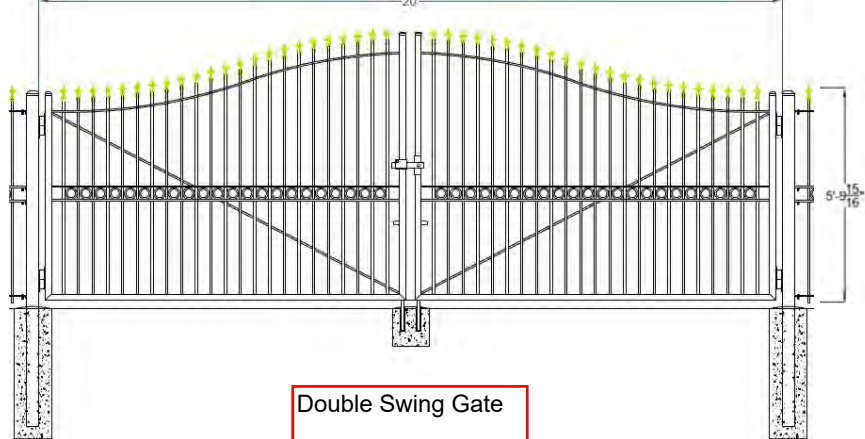
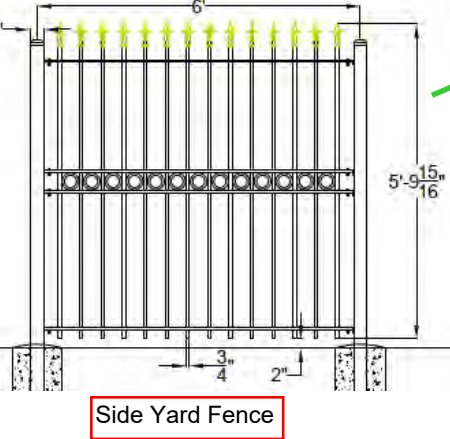
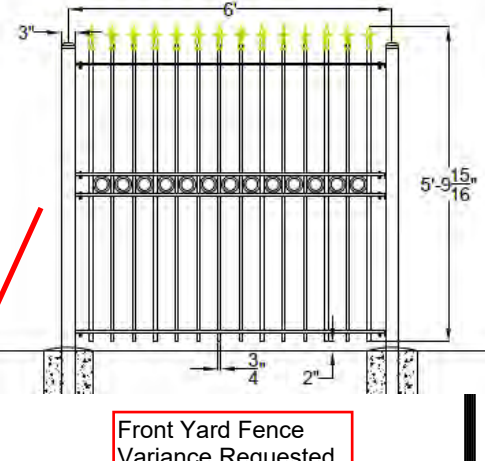
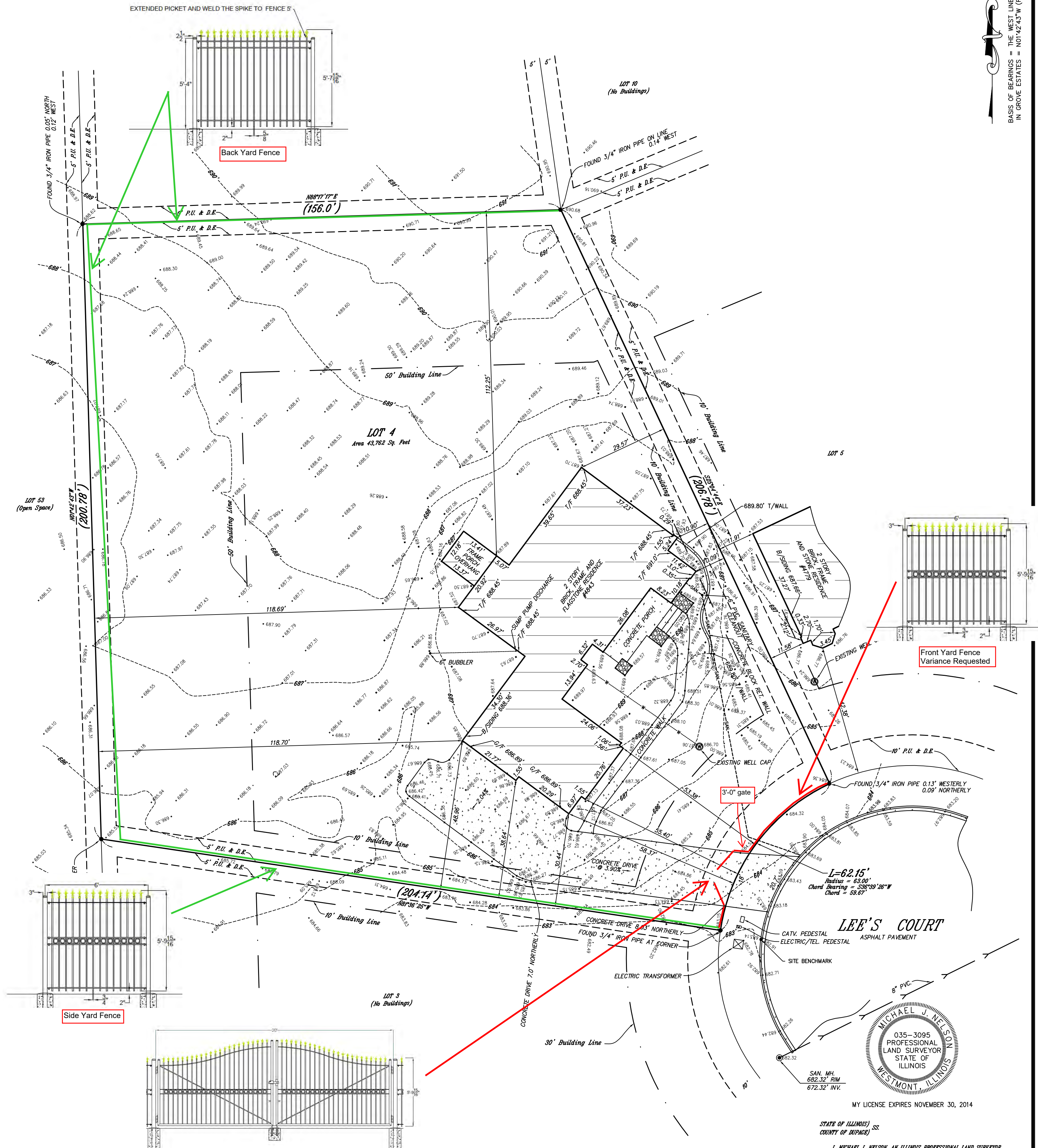
COMMON ADDRESS: 4843 LEE'S COURT

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- (50.0') RECORD DIMENSION
- P.U.E. PUBLIC UTILITY BASEMENT
- D.E. DRAINAGE EASEMENT
- CP CONCRETE PORCH

LOT 4 IN GROVE ESTATES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT NUMBER 200600032893, IN KENDALL COUNTY, ILLINOIS.

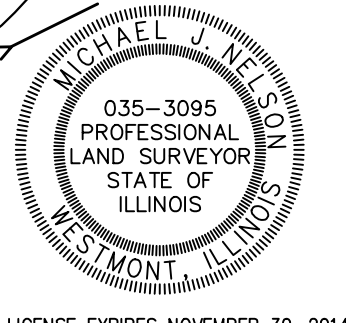
BASIS OF BEARINGS = THE WEST LINE OF LOT 4
IN GROVE ESTATES = N01°42'43"W (RECORDED)



BENCHMARK:
CROSS CUT IN TOP OF CURB BETWEEN LOTS 3 AND 4 AS SHOWN HEREON.
ELEVATION = 683.12'

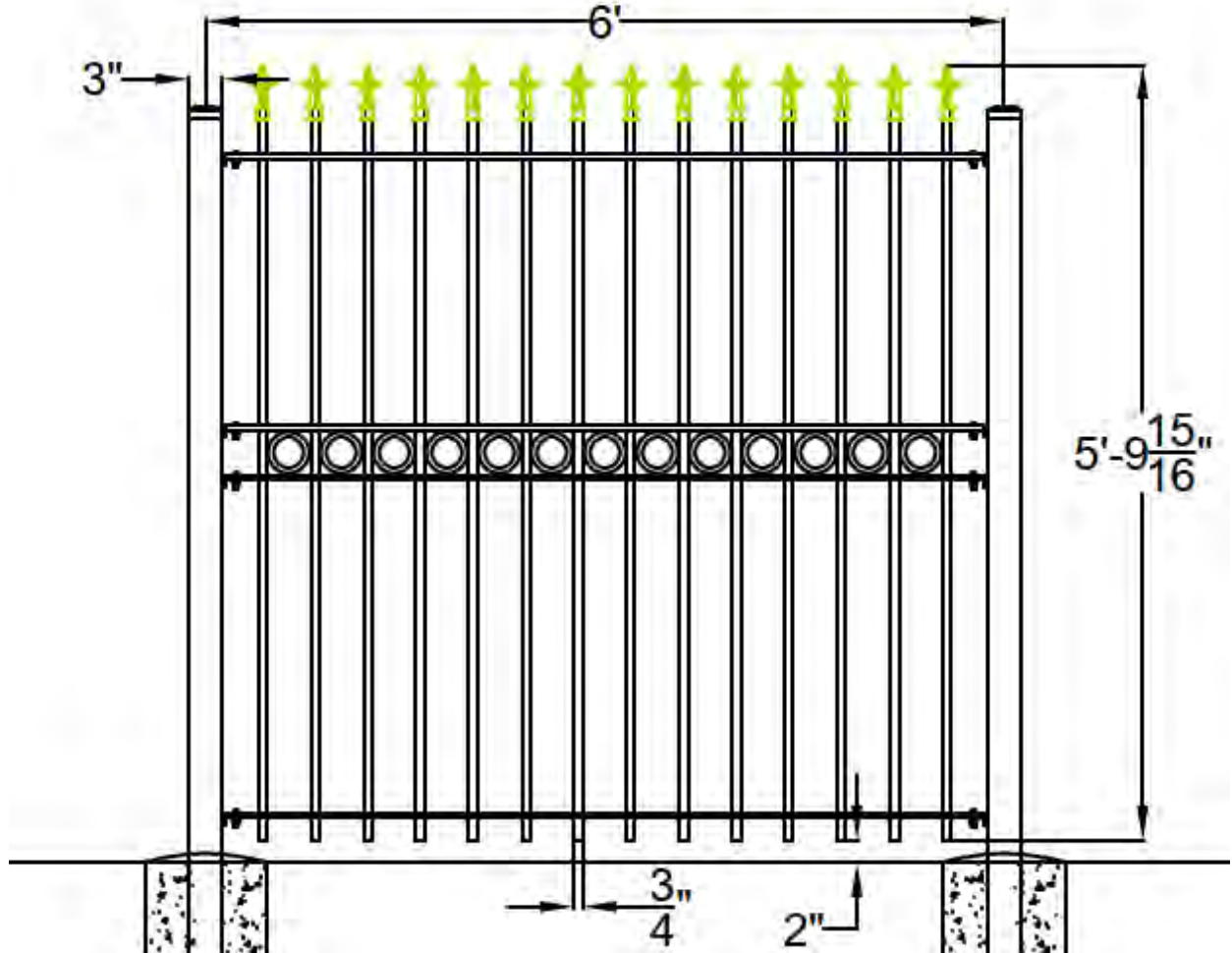
NOTES:
THIS COPY NOT VALID WITHOUT EMBOSSED SEAL.
ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. COMPARE THE LEGAL DESCRIPTION, BUILDING LINES, AND EASEMENTS AS SHOWN HEREON WITH YOUR DEED OR TITLE POLICY.
CONSULT THE LOCAL AUTHORITIES FOR ADDITIONAL SETBACK LINES AND RESTRICTIONS NOT SHOWN HEREON. COMPARE ALL POINTS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES AT ONCE.
DO NOT ASSUME DISTANCES FROM SCALED MEASUREMENTS MADE HEREON.

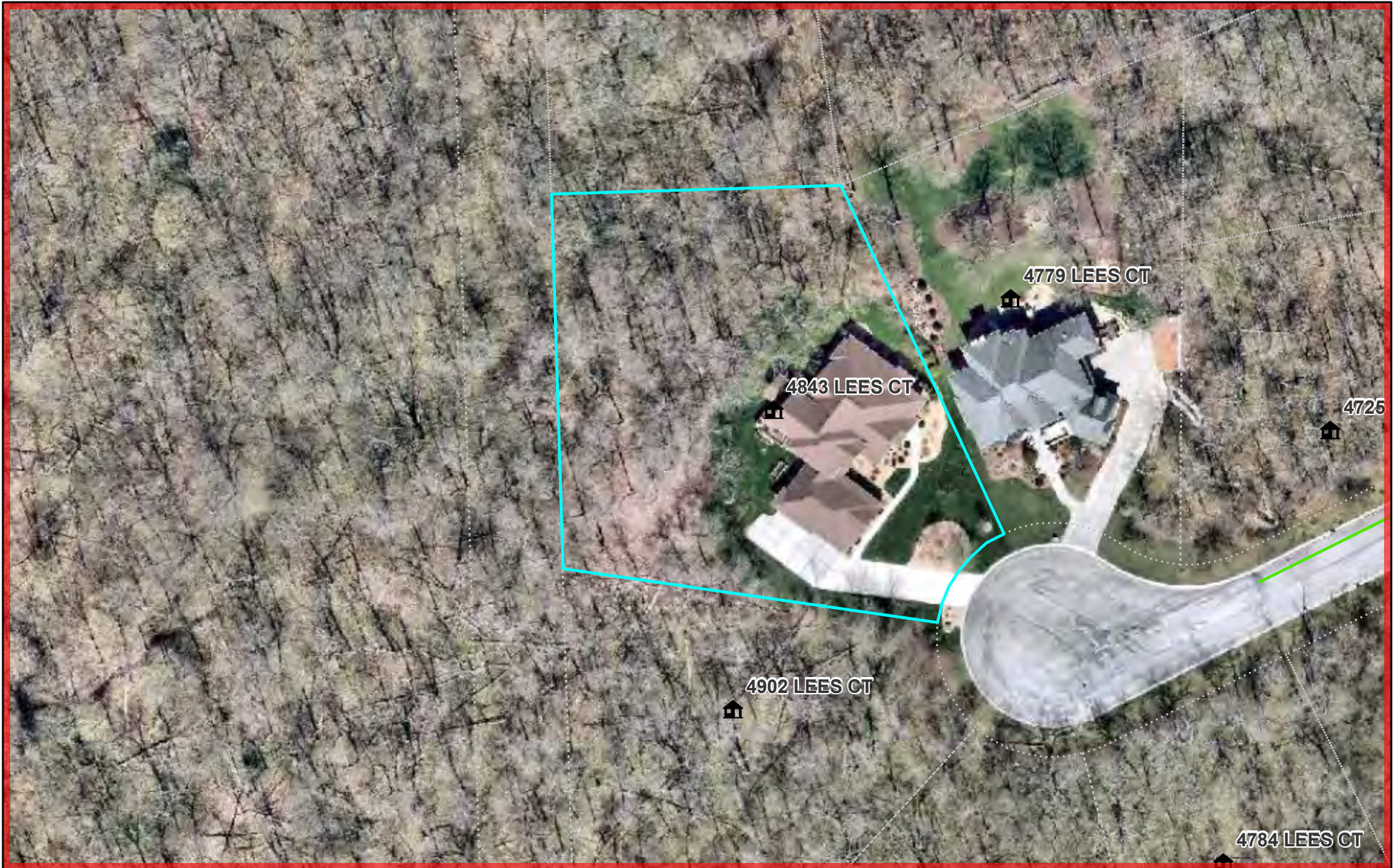
NOVEMBER 27, 2013 FINAL GRADING SURVEY
JANUARY 15, 2013 BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR: DJK CUSTOM HOMES
DATE: NOVEMBER 27, 2013
SCALE: 1"=20' DRAWN BY: M.J.N.
JOB# 13-05 FLD. BK/PC: 80-17



MY LICENSE EXPIRES NOVEMBER 30, 2014
STATE OF ILLINOIS) SS.
COUNTY OF DUPAGE)
I, MICHAEL J. NELSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, ALL MEASUREMENTS BEING CORRECTED TO THE STANDARD AT 68 DEGREES FAHRENHEIT.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.
WESTMONT, ILLINOIS, NOVEMBER 27, 2013
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3095
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.064838 EXPIRES 04/30/2015
FIELD WORK COMPLETED ON NOVEMBER 27, 2013

Lot 4 (06-08-151-005)

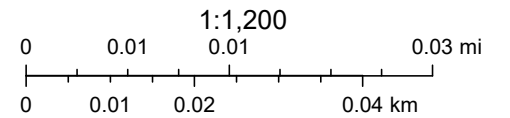


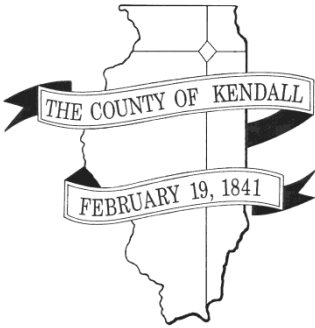


July 30, 2020

 Current Ownership Parcels

 Kendall County Addresses





DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 20-19

**Jason Shelley on Behalf of Goprobball, LLC
Height Variance for a Structure**

BACKGROUND AND INTRODUCTION

In March 2020, the Kendall County Board approved Ordinance 20-02, rezoning the northwestern nine plus (9+) acres of the northwest corner of Route 52 and County Line Road in Seward Township from A-1 Agricultural to B-4 Commercial Recreation District in order for the Petition to have proper zoning to construct an athletic facility.

According to the information provided to the County, the proposed athletic facility will be sixty-seven feet (67') tall at its maximum height. Section 9.05.I of the Kendall County Zoning Ordinance sets the maximum height in the B-4 Commercial Recreation District at fifty feet (50'). Accordingly, the Petitioner is requesting a variance to the height requirements.

The application materials are included as Attachment 1. The Petitioner's proposed Findings of Fact can be found on page 8 of Attachment 1. The renderings of the building can be found on Attachment 1, pages 12-18. The engineering plans are included as Attachment 2. The aerial of the property is included as Attachment 3.

At their meeting on August 4, 2020, the Kendall County Zoning and Platting Advisory Committee approved the site plan for the proposed athletic facility. The site plan is the same as found in Attachment 1.

SITE INFORMATION

PETITIONERS: Jason Shelley on Behalf of Goprobball, LLC

ADDRESS: Portion of the Northern 18.7 Acres of 195 Route 52 (Northwest 8.69 +/- Acres)

LOCATION: Northwest Corner of Route 52 and County Line Road





July 17, 2020

Current Ownership Parcels Zoning
 A1
 B4

[View GIS Disclaimer at https://](https://)

TOWNSHIP: Seward

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

LOT SIZE: 40 Acres (Total Existing Parcel) 8.69 +/- Acres (Proposed Site Plan Area)

EXISTING LAND USE: Agricultural

ZONING: B-4 Commercial Recreation

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 Structure With a Maximum Height of Sixty-Seven Feet (67') Instead of the Required Fifty Feet (50') in the B-4 Commercial Recreation District

APPLICABLE REGULATIONS: § 9.05.1 – Maximum Building Height in the B-4 Commercial Recreation District

§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	Public/Institutional and Suburban Residential	A-1 and A-1 SU
East	Agricultural	A-1 Pending Rezoning to B-3 and B-2 (Kendall County) A-1 (Will County)	Commercial	A-1 (Kendall County) A-1 (Will County)
West	Agricultural	A-1	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

Goprobball, LLC provided a business plan which was included as Attachment 1, Page 12. As noted in the business plan, they would have between twenty (20) and forty (40) part-time employees with no more than four (4) to six (6) employees onsite. They have fifteen (15) existing traveling baseball teams and hope to expand to twenty-five (25) teams within the next five (5) years. They would also like to use the facility to attract other sports including girls soccer and softball. They would have a concession area and rehabilitation services would be provided onsite. The proposed hours of operation are between 8:00 a.m. and midnight. The proposed facility is approximately sixty-nine thousand, three hundred (69,300) square feet and will have a parking area to the east and a seven thousand five hundred (7,500) square foot eating area with a patio area. The maximum peak of the facility is sixty-seven feet (67').

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. **No topographical or site related hardships exist.**

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **The requested variation could be applicable to other proposed athletic facilities in the B-4 Commercial Recreation Zoning District.**

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The difficulty has been created by the nature of the proposed business. A facility with a lower ceiling height could not be used for indoor baseball or softball games.**

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 local fire protection district has no concerns, the granting of the variation will not be detrimental to the public welfare or cause injury 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.**

RECOMMENDATION

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

1. The maximum height of the building shall be sixty-seven (67').
2. The building shall be developed substantially in accordance with the renderings shown in Attachment 1, pages 12-18.
3. 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.
4. 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 and Renderings)
2. Engineering Plans
3. Aerial




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 **FILE #:** _____

NAME OF APPLICANT GOPROBALL, LLC		
CURRENT LANDOWNER/NAME(s) GOPROBALL, LLC		
SITE INFORMATION ACRES 9+ acres	SITE ADDRESS OR LOCATION Lot 1-B-4 GOPRO Subdivision (see attached mets & bounds Legal)	ASSESSOR'S ID NUMBER (PIN)
EXISTING LAND USE Vacant Farmland	CURRENT ZONING Lot 3 B-4 Residential District	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply): Allow height of GoPro Dome to be up to 67'		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input 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, etc.)
AMENDMENT TO A SPECIAL USE Major; Minor;		
1 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.)
2 ENGINEER CONTACT John Tebrugge	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		DATE 1/21/12

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

Variance to 9.05, I 58

LEGAL DESCRIPTION OF TRACT 1 (B-4 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, 599.06 feet for the point of beginning; thence continuing Westerly, parallel with said North Line, 547.55 feet to a line which is 1500.0 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 to a line which is 1874.37 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, 124.55 feet to a line drawn Southerly from the point of beginning, parallel with said West Line; thence Northerly, parallel with said West Line, 732.29 feet to the point of beginning in Seward Township, Kendall County, Illinois;

AND ALSO 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, 692.29 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 feet for the point of beginning; thence Easterly, parallel with said North Line, 546.10 feet; thence Southerly at an angle of $89^{\circ}33'03''$ measured counterclockwise from the last described course, 40.0 feet to a line which is 1874.37 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, 546.02 feet to a line drawn Southerly from the point of beginning, parallel with the West Line of said Northeast Quarter; thence Northerly, parallel with said West Line, 40.0 feet to the point of beginning in Seward Township, Kendall County, Illinois.



202000004426

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 3/20/2020 12:20 PM
RD: 57.00 RWSF'S FEE: 10.00
STATE TAX: 326.00
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



4

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 Signature]

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)

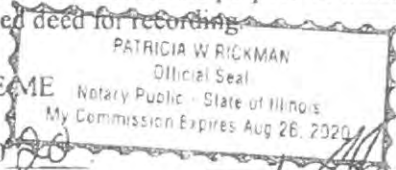
- A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or
- B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate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

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Goprobball, LLC
 Address [REDACTED]
 City [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought Deveioption
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

(seal)



[REDACTED]
Notary Public

HEIGHT 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.

Variance is not related to a Site or topography factor.

2. The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally to other property, and have not been created by any person having an interest in the property.

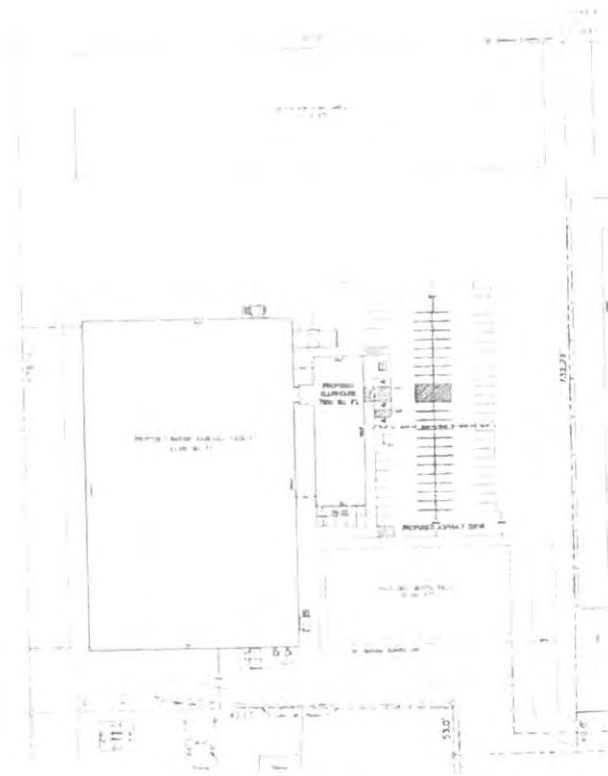
The height of the Dome requirement of 67' is fixed by dimensions necessary to have full team baseball and softball games being played indoors. It is a unique use and development that has emerged with technology that has advanced since the county height restrictions use was created. Project cannot be built without Variance in height.

3. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.

Project is only possible with height variation requested. Lower Dome could not be used for baseball or softball games.

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

The requested height is acceptable to Troy fire Protection District within which it is located and is an established method of engineering, construction and height.



PROPOSED SITE PLAN

gpk design studio
1000 E. 12th St., Suite 100
Plainfield, IL 60551
TEL: 630.261.1234
WWW.GPKDESIGNSTUDIO.COM

NEW FACILITY FOR

GO PRO BASEBALL

NW CORNER
COUNTY LINE RD. NEAR RTE 52

KENDALL COUNTY, IL

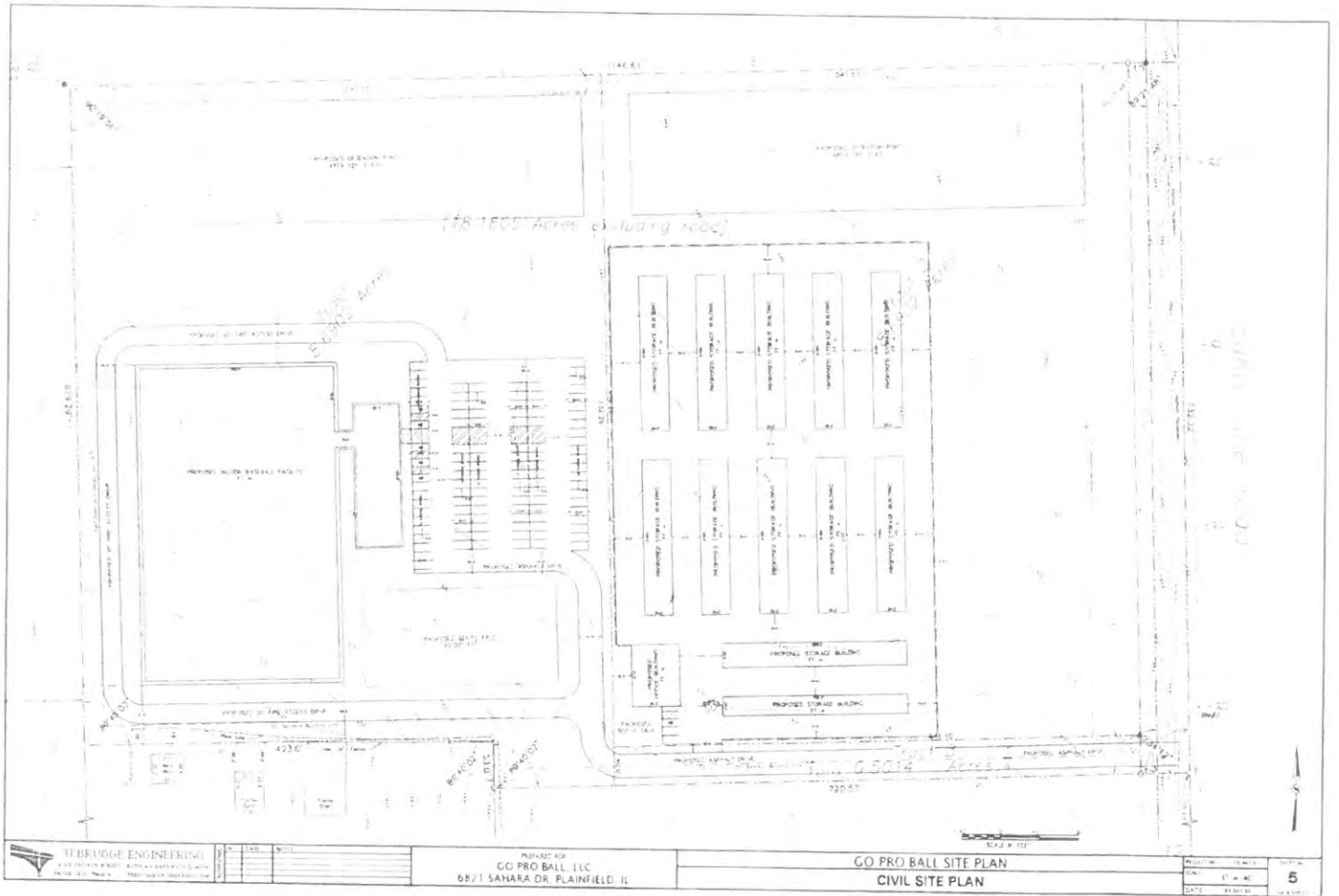
CONCEPT
BUILDING &
SITE PLAN

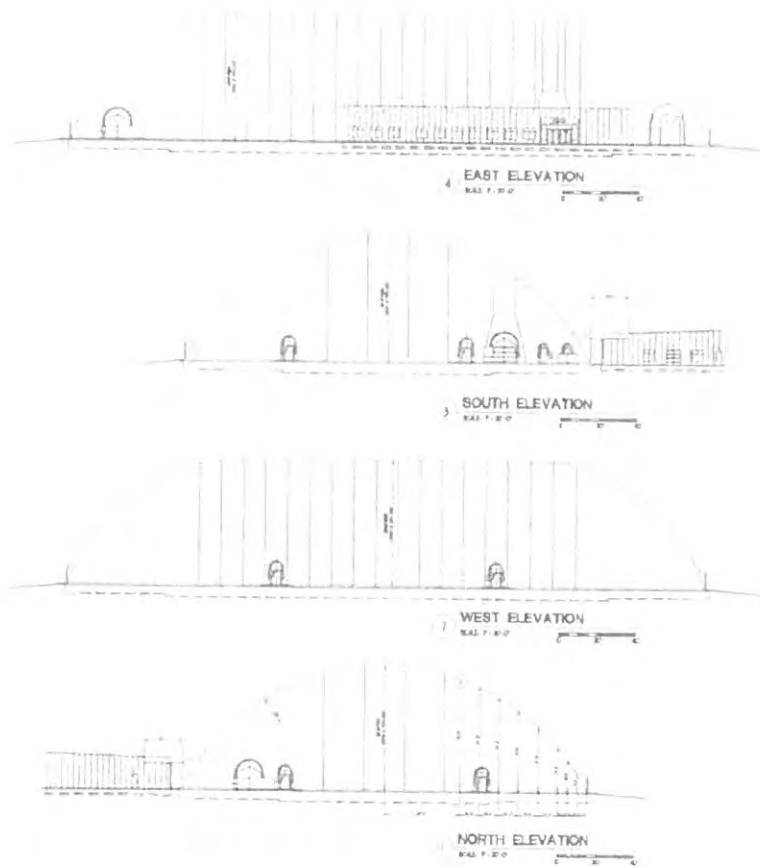
ENR014

GO PRO SPORTS
ACADEMY
24117 143RD ST
PLAINFIELD, IL

SP-1

PROJECT # 1006
DATE 10-24-18
REVISIONS
SCALE AS NOTED
GPK DESIGN STUDIO
2018 2019 2020 2021
ALL RIGHTS RESERVED





DATE: 08/11/2011
 TIME: 10:00 AM

NEW FACILITY FOR
 GO PRO BASEBALL
 N.W. CORNER
 COUNTY LINE
 RD. NEAR RTE
 52
 RENDALL
 COUNTY, IL

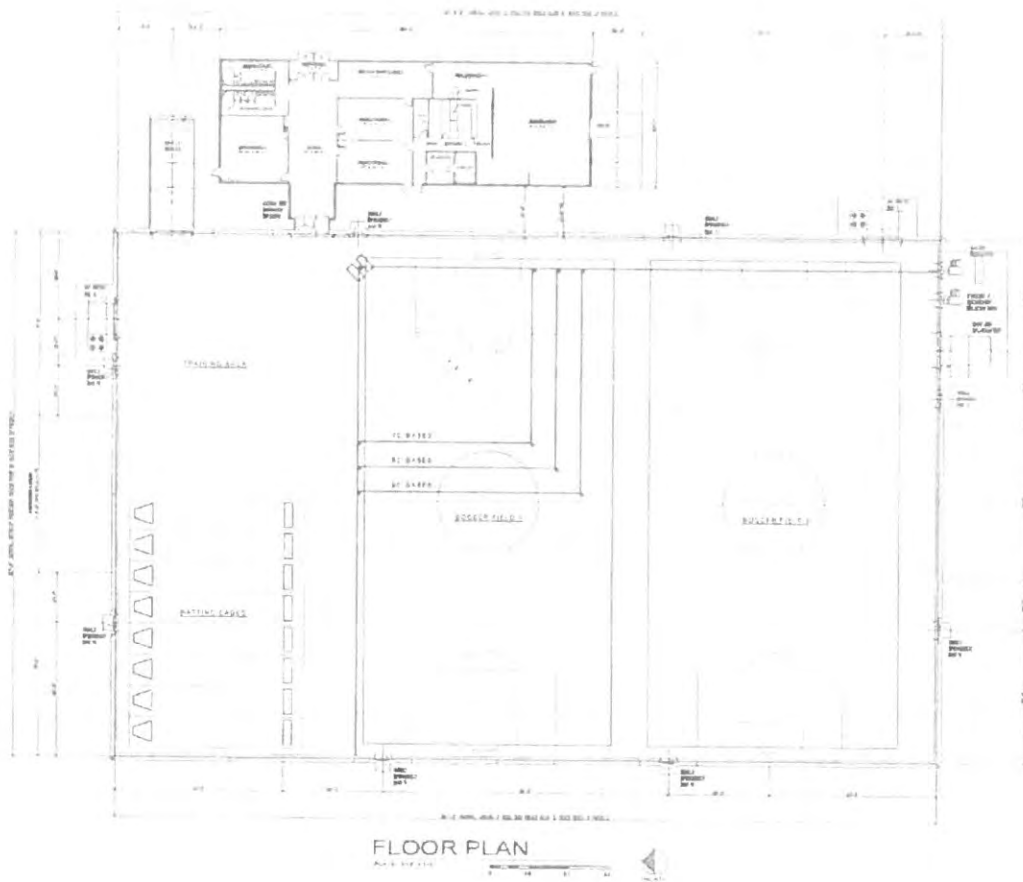
CONCEPT
 BUILDING &
 SITE PLAN

DATE:

GO PRO SPORTS
 ACADEMY
 24317 143RD ST
 PLAINFIELD, IL

EL-1

PROJECT: 10001
 DATE: 10/21/11
 DRAWING: 001
 SCALE: AS SHOWN
 600 X 1000
 PLOT DATE: 10/21/11
 AT 10:00 AM



FLOOR PLAN

Arch. Design Studio
 1000 N. ...
 ...

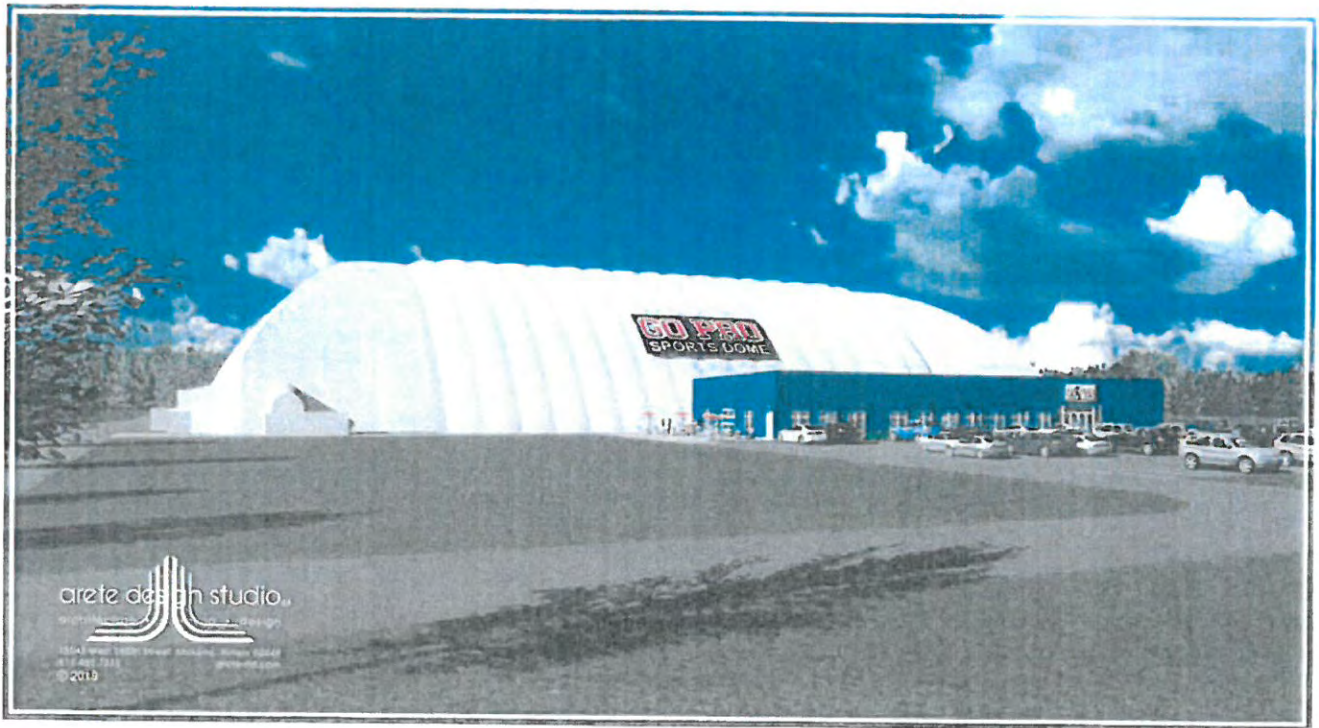
NEW FACILITY FOR
 GO PRO BASEBALL
 NW CORNER
 COUNTY LINE
 RD. NEAR RTE
 52
 KENDALL
 COUNTY, IL

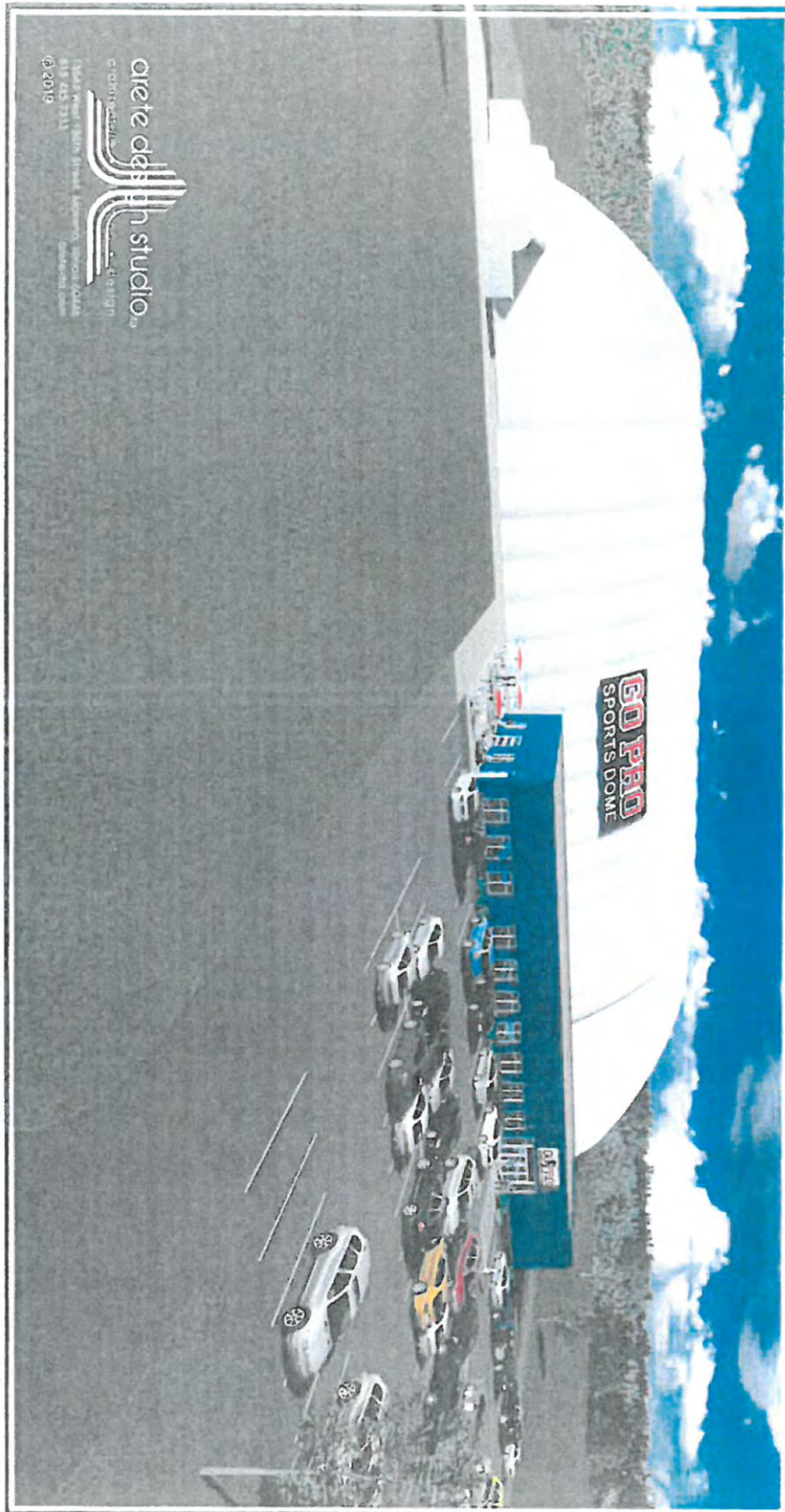
CONCEPT
 BUILDING &
 SITE PLAN

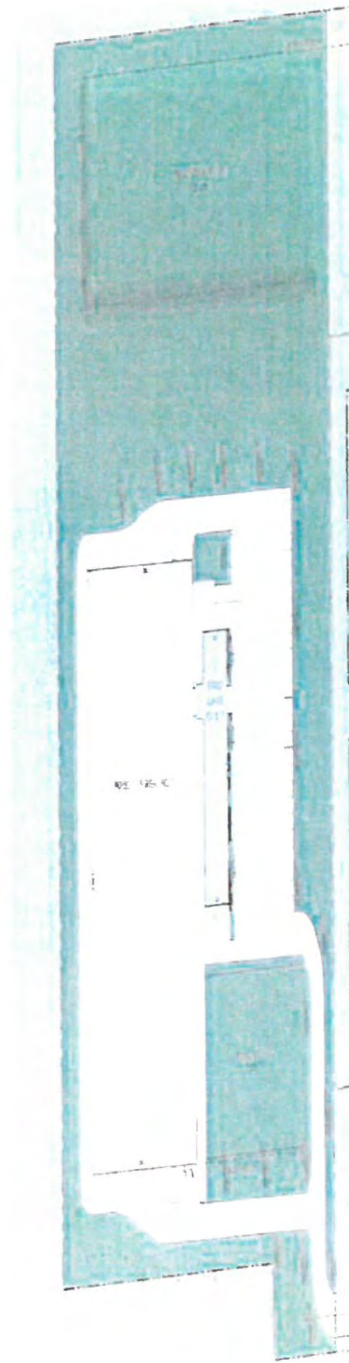
DRAWN BY
 GO PRO SPORTS
 ACADEMY
 24317 143RD ST
 PLAINFIELD, IL

FP-1
 PROJECT # 1000
 DATE 10/14/14
 REVISED
 SCALE AS SHOWN
 10/14/14
 ALL RIGHTS RESERVED









see sheet 100

NEW FACILITY
FOR

GO PRO
BASEBALL

W/ CORNER
COUNTY LINE
RD NEAR RTE
52

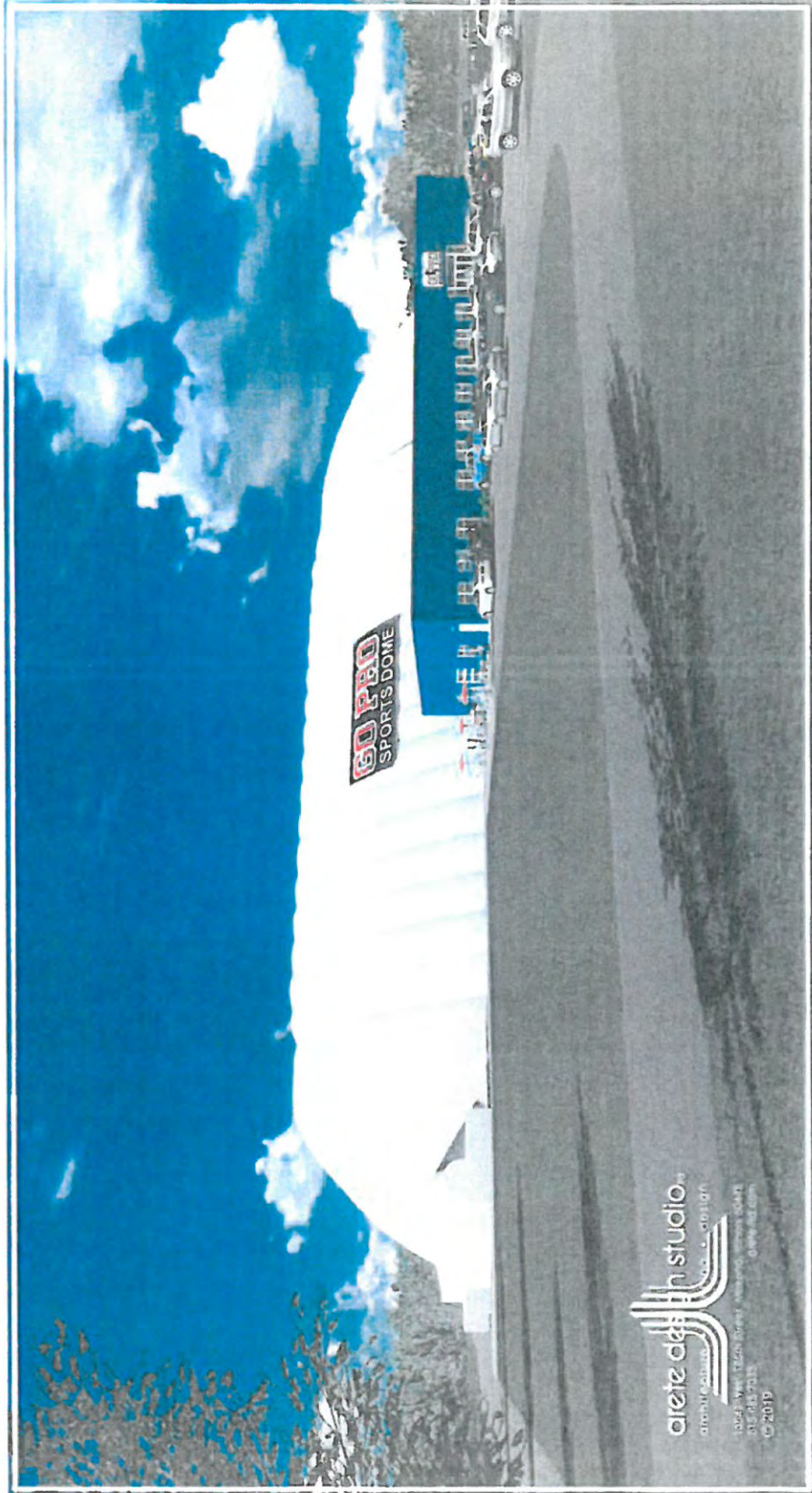
KENDALL
COUNTY IL

CONCEPT
BUILDING &
SITE PLAN

DRAWN

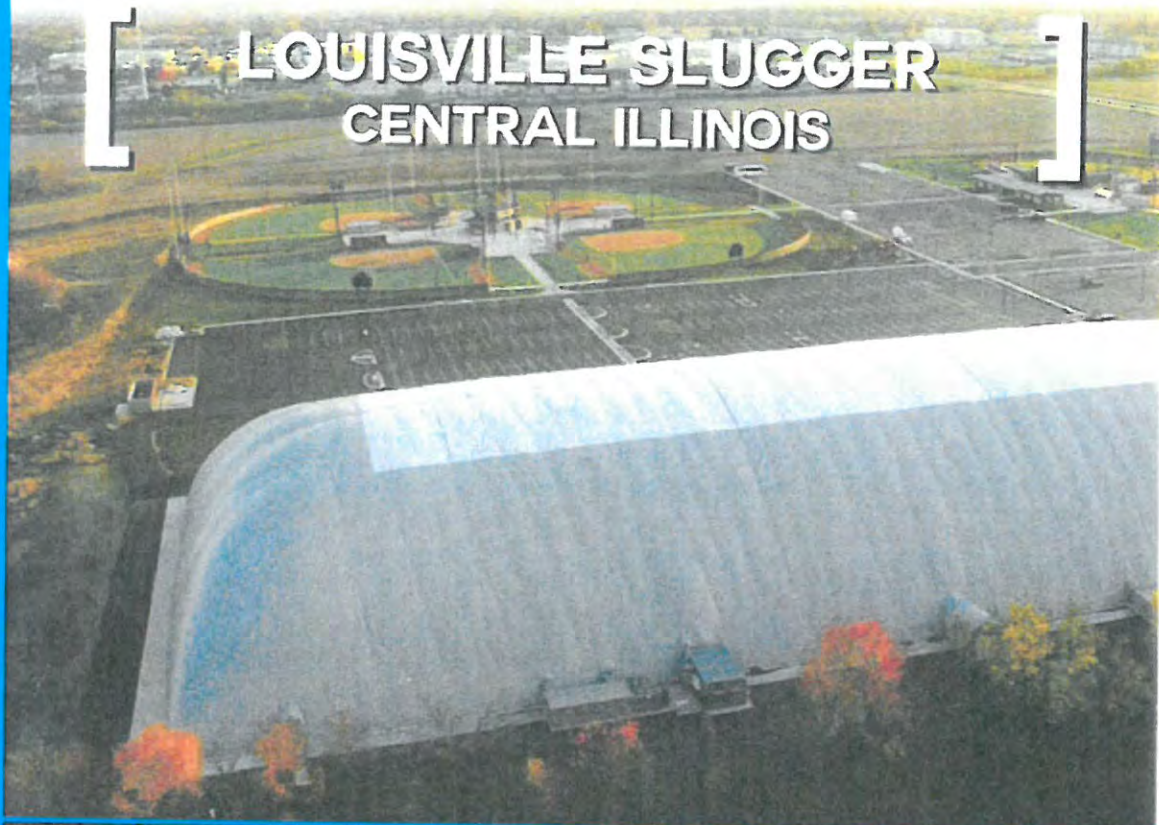
GO PRO SPORTS
ACADEMY
2437 WARD ST
PLAINFIELD IL

SP-1



CASE STUDY MULTISPORT

LOUISVILLE SLUGGER CENTRAL ILLINOIS



APPLICATION:.....BASEBALL, SOFTBALL & SOCCER DOME
 SIZE:.....240' x 520' x 72' (124,800sf)
 FEATURES:.....ATTACHES TO CONVENTIONAL STRUCTURE
 GRAY EXTERIOR FABRIC
 TRANSLUCENT SKYLIGHT
 CURTAIN DIVIDER WALLS

Arizon Building Systems was selected to design, manufacture and construct a 124,800 square foot sports dome at the Louisville Slugger Sports Complex in Peoria, IL. This extensive facility allows complex management to schedule winter tournaments and events and provides an indoor alternative for youth baseball and softball throughout the year. The dome can accommodate two regulation softball fields simultaneously, while removable outfield fencing permits a larger field for baseball, soccer and other sporting events. The dome directly connects to a conventional structure which houses a lobby, changing facilities, and retail. Energy efficient features include Arizon's custom designed and manufactured heating and cooling system, a translucent skylight, and LED lighting.



ARIZON
BUILDING SYSTEMS

(800) 325-1303
 11880 Dorsett Road,
 St. Louis, MO 63043
 ArizonBuildingSystems.com

Case Study

Indoor Tennis

The Dome at the Ballpark

Chicago, IL



Project Specifications

Type/Application

Softball, Baseball & Multisport Dome

Facility Size

250'W x 565' L (141,250 sq. ft.)

Features/Highlights

High-grade Mylar insulation

Translucent skylight system

Remote control access & wind/snow sensors

Clubhouse entryway with snack stand

Divider wall to separate batting cages

Dome provides space for Chicago-area sluggers

Challenge

Construct an energy-efficient, state-of-the-art facility to provide year-round indoor space for softball, baseball, football, soccer and other sports near Chicago's O'Hare International Airport.

Arizon Solution

Arizon designed, manufactured & installed the 140,000 sq. ft. clear-span facility, which features an open turf area for recreational activities and a separate space for batting cages. To conserve energy and offset operating costs, the dome includes a center skylight system, premium insulation and a high efficiency HVAC system. A low-bias cable system and wind & snow sensors maximize safety during inclement weather and will prolong the lifespan of the year-round facility. Finally, Arizon attached to a welcoming entry way that offers concessions and provides access through to the dome from the parking lot.

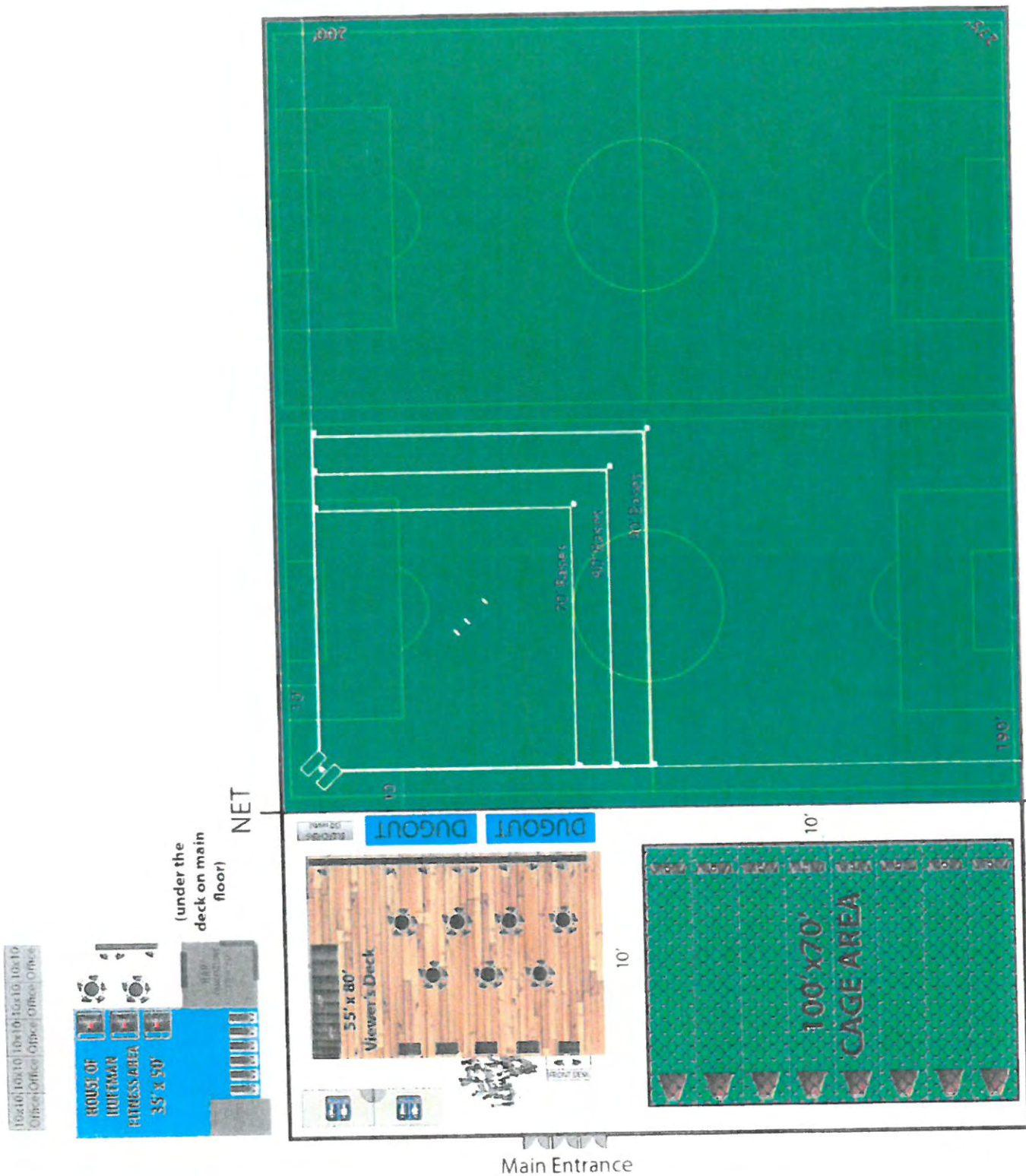
Result

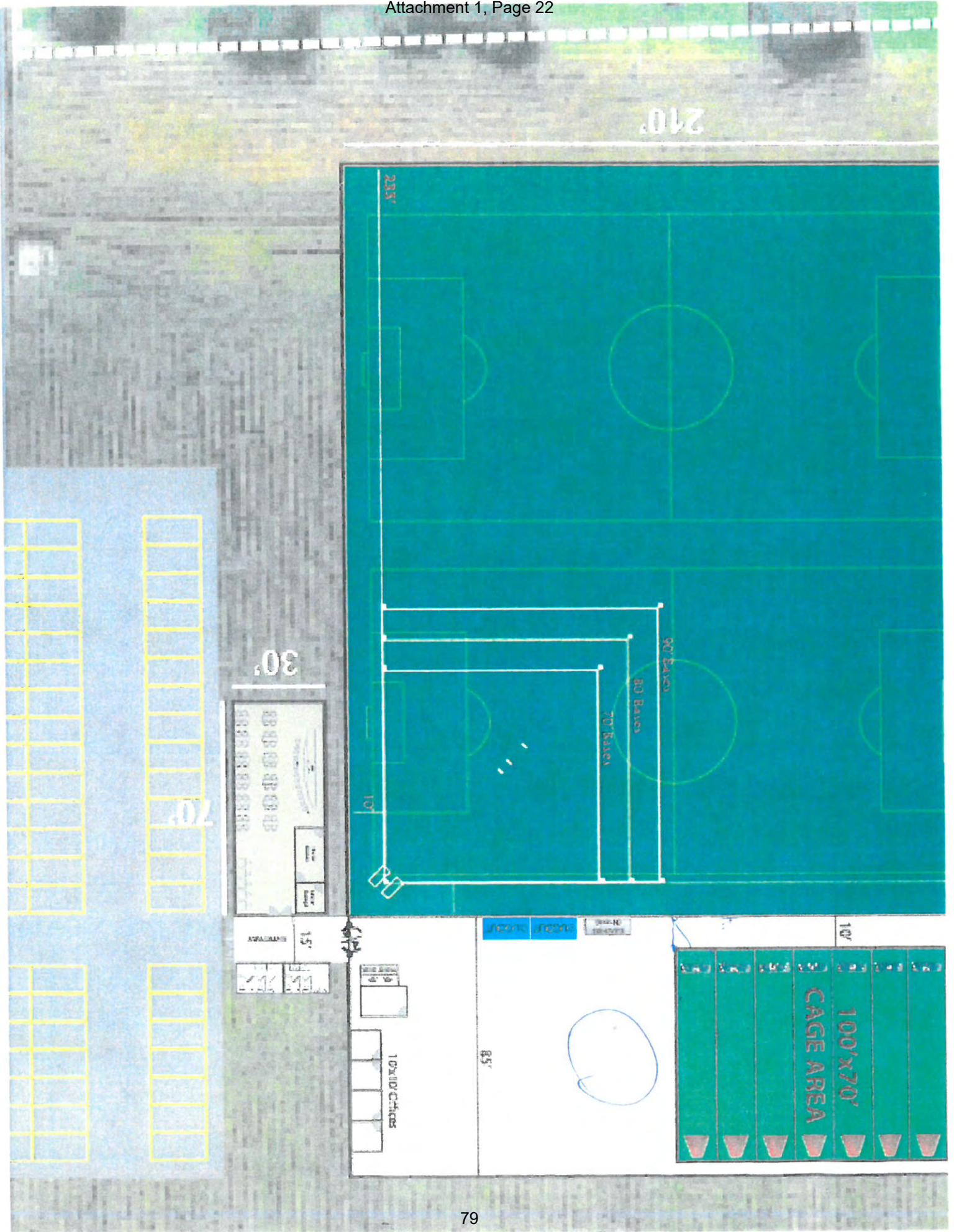
The Dome at the Ballpark is one of the Village of Rosemont's featured attractions, which is rented out to leagues, teams, and community groups- bringing in more than a million dollars in revenue each year. The Chicago Bandits Professional Women's Softball Team also uses the Dome at the Ballpark as the team's practice facility, and hosts various camps, clinics and events like "Banditfest" in the structure.



ARIZON[®]

STRUCTURES





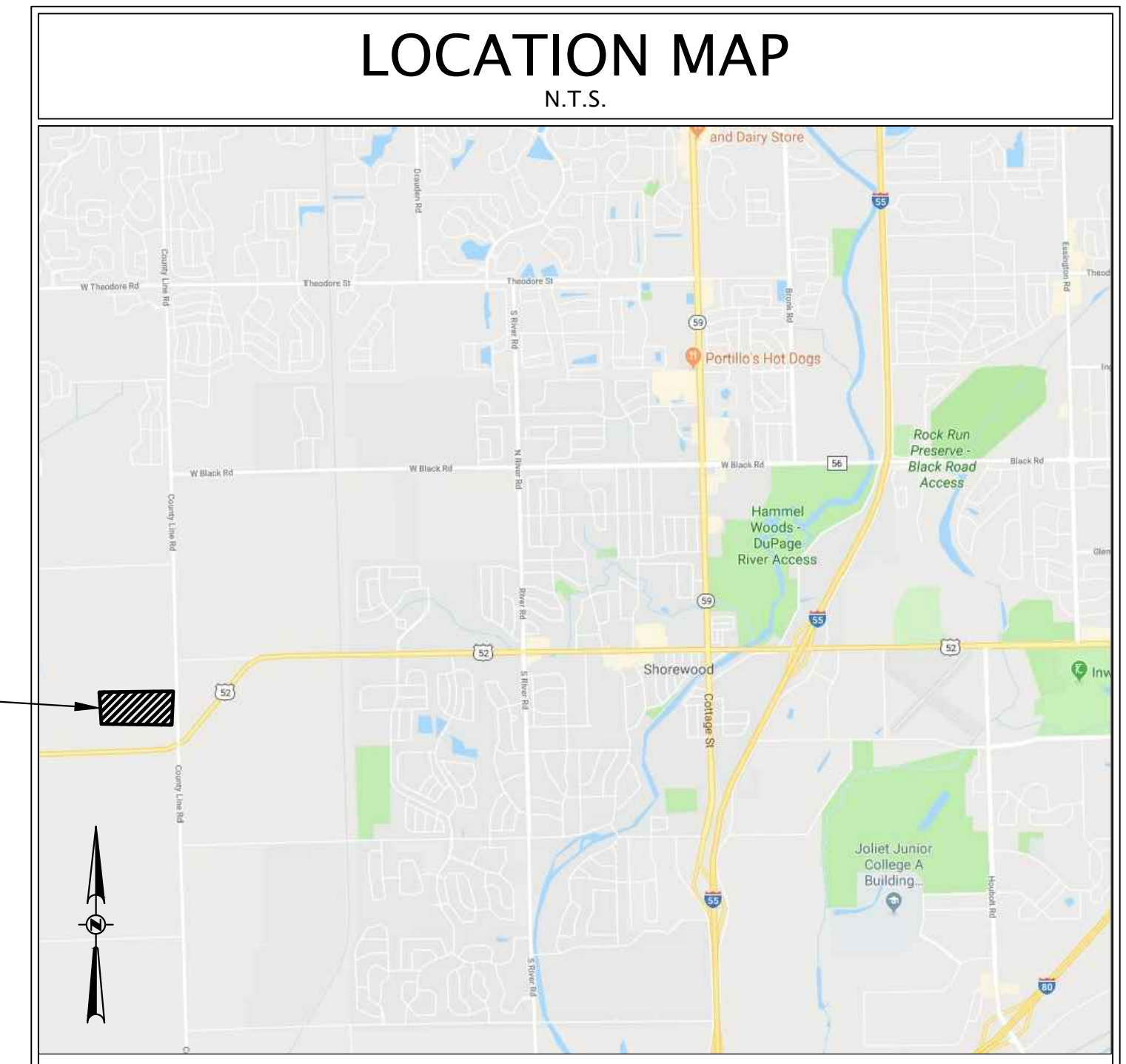
ENGINEERING PLANS FOR FOUR SEASONS STORAGE FACILITY

SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST
COUNTY LINE RD & ROUTE 52
MINOOKA, IL 60447
KENDALL COUNTY
JULY, 2020

LEGEND	
---	PROPERTY BOUNDARY
---600---	EXISTING CONTOUR LINE
---STM---	EXISTING STORM SEWER
---SAN---	EXISTING SANITARY SEWER LINE
---W---	EXISTING WATERMAIN
---UE---	EXISTING UNDERGROUND ELECTRIC
---OHE---	EXISTING OVERHEAD ELECTRIC
---GAS---	EXISTING GAS SERVICE
---T---	EXISTING TELEPHONE
---673---	PROPOSED CONTOUR LINE
---W---	PROPOSED WATERMAIN
---STM---	PROPOSED STORM SEWER
---SAN---	PROPOSED SANITARY SEWER LINE
---GREASE---	PROPOSED GREASE SERVICE LINE
---VENT---	PROPOSED VENT LINE
---F---	EXISTING FENCELINE
---SF---	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. EXISTING CONDITIONS & DEMOLITION PLAN
3. STORMWATER POLLUTION & PREVENTION PLAN 1
4. STORMWATER POLLUTION & PREVENTION PLAN 2
5. OVERALL CIVIL SITE PLAN
6. CIVIL SITE PLANS
7. GENERAL NOTES & DETAILS
8. GENERAL NOTES & DETAILS II



PROJECT LOCATION

BENCHMARKS:

BM#1 - Magnail in Pavement West of Utility Pole 89 feet North of the Northeast Corner of the Subject Property.
Elevation = 645.28 NAVD 29

BM#2 - Magnail in Pavement West of Utility Pole 72 feet North of the Southeast Corner of the Subject Property.
Elevation = 649.49 NAVD 29

PLANS PREPARED FOR:

JAMES & DENISE MAFFEO
1223 BUELL AVENUE
JOLIET, IL 60453
PHONE: (815) 955-9914

CIVIL ENGINEER:

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

INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM



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.

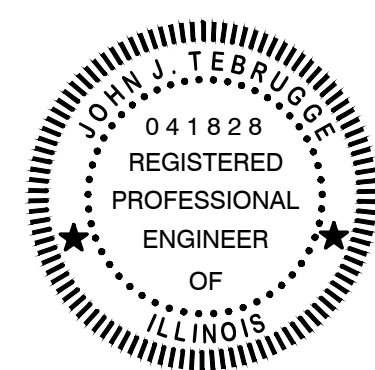
UTILITY STATEMENT

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.

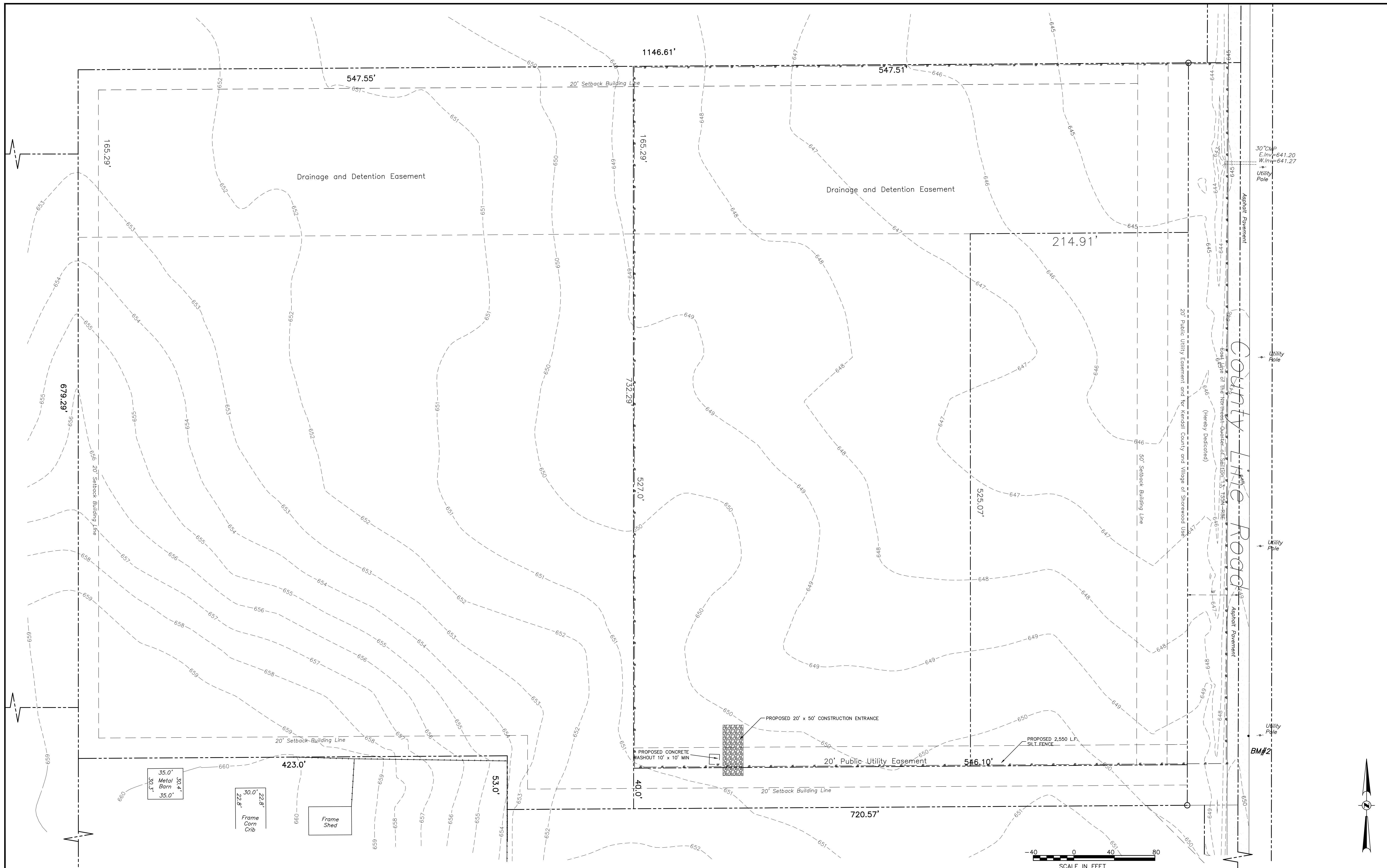
GIVEN UNDER MY HAND & SEAL THIS 21ST DAY OF JULY, 2020.



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

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NO.	DATE	NOTES
1	7.21.20	WBK REVIEW LETTER 5.21.20
2	6.20.20	VILLAGE OF SHOREWOOD REVIEW LETTER 6.19.20



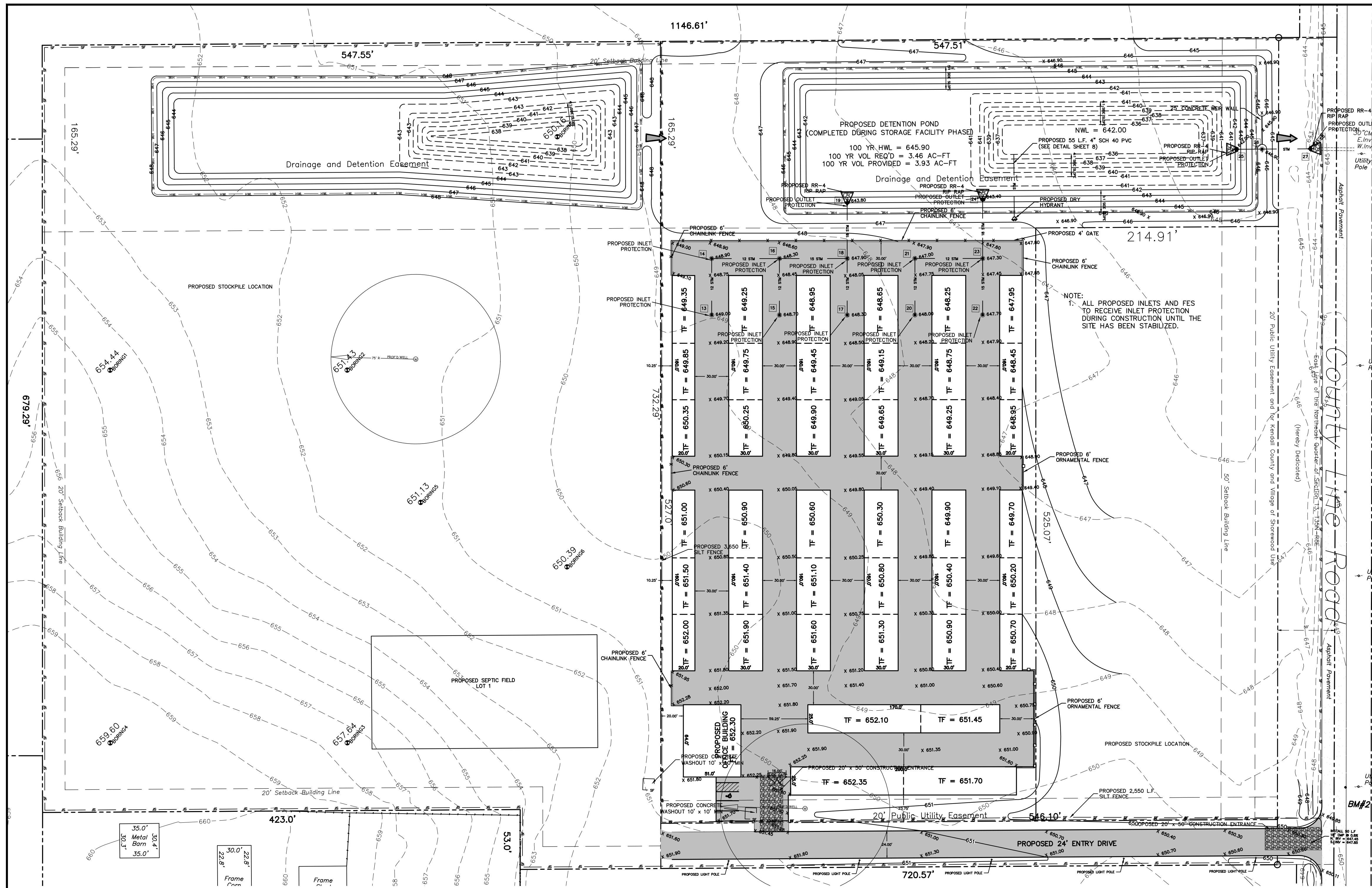
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 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
 PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES
1	7.21.18	WSK REVIEW LETTER 5.21.20
2	6.24.20	SHOREWOOD REVIEW LETTER 6.19.20

PREPARED FOR:
JAMES & DENISE MAFFEO
 1223 BUELL AVE, JOLIET, IL

FOUR SEASONS STORAGE FACILITY
 EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO.	19 447 02	SHEET NO.	2
SCALE:	1" = 40'	OF 8 SHEETS	
DATE:	JAN 16, 2020		



TYPICAL SOIL PROTECTION CHART

Table with columns for Stabilization Type (Permanent Seeding, Dormant Seeding, Temporary Seeding, Sodding, Mulching) and months (JAN to DEC).

- List of seeding and mulching specifications: A - Kentucky Bluegrass - 90 lbs/acre mixed with perennial ryegrass - 30 lbs/acre; B - Kentucky Bluegrass - 130 lbs/acre mixed with perennial ryegrass - 45 lbs/acre; C - Spring Oats - 100 lbs/acre; D - Wheat or Cereal Rye - 150 lbs/acre; E - Sod; F - Straw Mulch - 2 tons/acre.

SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

Grid-based table for soil erosion/sediment control operation time schedule, including construction sequence and various control measures.

- Notes for the time schedule table: 1) CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES. 2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

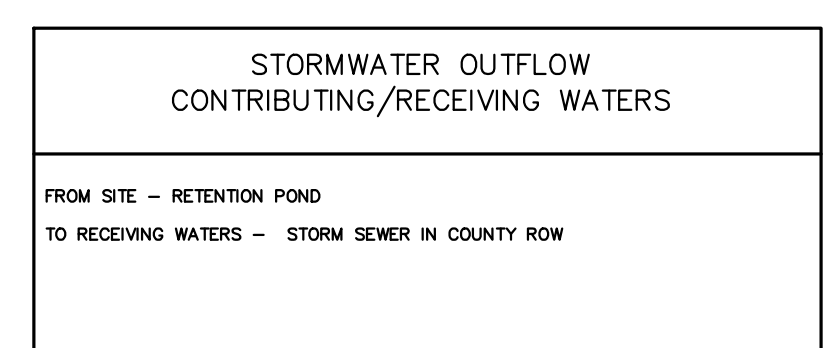
GENERAL CONTRACTOR / OWNER SHALL COORDINATE WHICH CONTRACTORS WILL BE PROVIDING SWPPP SERVICES AND HAVE THEM SIGN THE CONTRACTOR'S CERTIFICATION. ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN A STORM WATER POLLUTION PREVENTION PLAN SHALL SIGN A COPY OF THE FOLLOWING CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICES AT THE SITE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN.

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

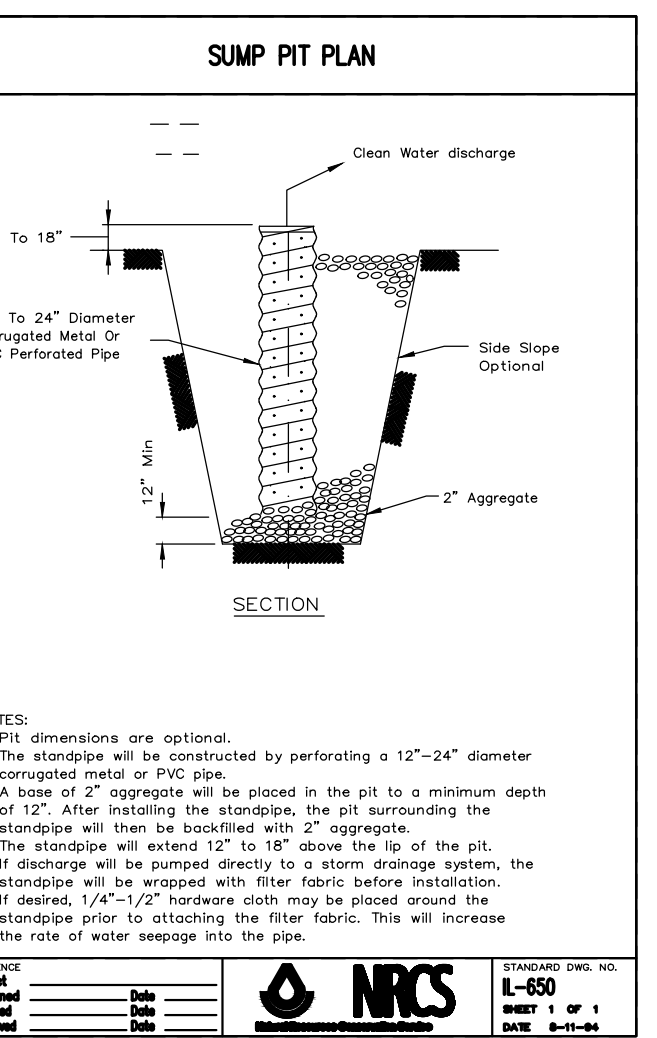
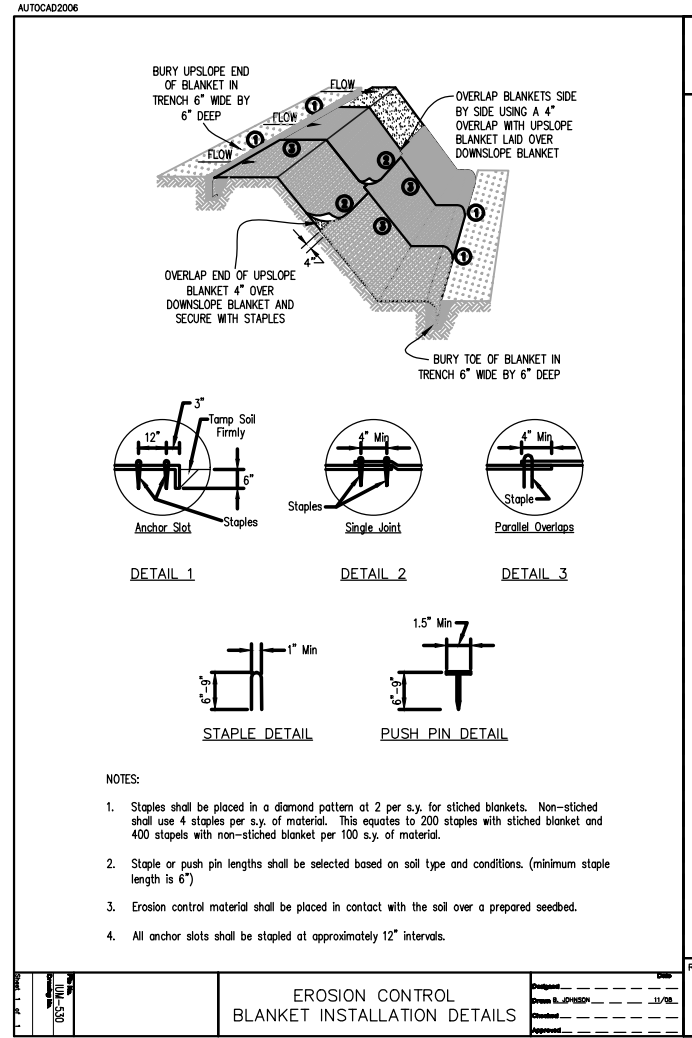
Form for contractor certification including fields for name, address, phone, and signature/Date.

- BEST MANAGEMENT PRACTICE NOTES: 1. SEE STABILIZED CONSTRUCTION ENTRANCE DETAIL... 2. THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE... 3. NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED... 4. EROSION CONTROL BLANKET SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER... 5. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL... 6. STOCKPILE SHOULD BE LOCATED IN AREAS THAT DO NOT HAVE HIGH POTENTIAL FOR CONTRIBUTING SEDIMENTS TO STORMWATER FACILITIES... 7. STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES...

- 8. THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON... 9. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED AT MINIMUM ACCORDING TO THE STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL... 10. AFTER ALL PERIMETER EROSION CONTROL BARRIER IS REMOVED, THE AREAS DAMAGED BY THE PERIMETER EROSION BARRIER MUST BE RESTORED... 11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DIVERT ALL WATER (GROUND, STORM, CONSTRUCTION) DURING CONSTRUCTION IN ORDER TO KEEP THE CONSTRUCTION AREA FREE OF WATER... 12. DURING DEWATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM... ILLINOIS URBAN MANUAL PROTECTIONS: IP-2. CURB (ROCK) SOCKS UPSTREAM OF INLET PROTECTION, ON-GRADE INLETS; IP-3. ROCK SOCK INLET PROTECTION FOR SUMP/AREA INLET; IP-5. OVER-EXCAVATION INLET PROTECTION; CIP-1. CULVERT INLET PROTECTION.



PROPOSED GRADE INFORMATION THAT IS PROVIDED ON THE SWPPP SITE MAP IS FOR THE PURPOSE OF INDICATING FINAL DRAINAGE PATTERNS ONLY. SEE GRADING PLAN FOR FINAL GRADING DETAILS. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ROADWAYS, SIDEWALKS, DRIVES, ETC., TO BE FREE AND CLEAR OF ANY CONSTRUCTION DEBRIS AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.



ACREAGE SUMMARY

Table with columns for acreage types: TOTAL SITE AREA (8.69 AC±), TOTAL DISTURBED AREA (6.94 AC±), PROPOSED IMPERVIOUS AREA, LANDSCAPED AREA (5.18 AC±), and PROPOSED CN (87).

TEBRUGGE ENGINEERING logo and contact information: 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548. PHONE: (815) 786-0195. TEBRUGGEENGINEERING.COM

Revisions table with columns for NO., DATE, and NOTES.

PREPARED FOR: JAMES & DENISE MAFFEO, 1223 BUELL AVE, JOLIET, IL

PROJECT NO. 19 447 02, SHEET NO. 3 OF 8 SHEETS, SCALE: 1" = 40', DATE: JAN 16, 2020. FOUR SEASONS STORAGE FACILITY STORM WATER POLLUTION & PREVENTION PLAN.

1. GENERAL NOTES & DESCRIPTIONS

The Storm Water Pollution Prevention Plan (SWPPP) includes, but is not limited to the Erosion and Demolition Plan included in the Erosion and Sedimentation Plan...

- All Contractors and sub-contractors that are responsible for implementing and measures of the SWPPP must be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part V.G (Signatory Requirements) of the ILRIO Permit.

All signed certifications must be kept with the SWPPP documents and be available for inspection.

The Contractor and all sub-contractors involved with construction activity that disturbs site soil or who implement a pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollution Discharge Elimination System (NPDES) General Permit, the NPDES Permit No. ILRIO for the State of Illinois and any local governing agency having jurisdiction concerning erosion and sediment control.

A. GENERAL PERMIT INFORMATION
All construction sites that will result in the disturbance of one acre or more must be permitted under the Illinois General NPDES Permit. The Notice of Intent (NOI) has been submitted at the address below.

Permit Information: The Owner has mailed the Owner-signed NOI form and the initial yearly fee of \$500 to the address listed below. The Contractor will be responsible for submitting each subsequent \$500 yearly fee, if applicable.

Unless notified by the Illinois Environmental Protection Agency (IEPA) to the contrary, construction activities may begin in accordance with this SWPPP and the ILRIO in 30 days following the post mark date of the NOI.

Transfer Information: If a portion of the property is sold, that new owner may obtain their own general permit by submitting a separate NOI. The original NOI may then be modified by re-submitting the NOI with updated acreage and checking the box "change of information".

There are no requirements for a pre-construction meeting from any of the reviewing agencies.

Agency Information:
Illinois Environmental Protection Agency
Division of Water Pollution Control
1021 North Grand Avenue East
Springfield, Illinois 62794-9276
Phone: (217) 782-0510

B. PUBLIC POSTING
The following documents will be supplied to the contractor and must be posted on the Entrance Sign in a prominent place for public viewing until termination of permit coverage has been obtained by filing the Notice of Termination (NOT).

- 1. Notice of Intent signed in accordance with ILRIO.
2. Permit Authorization from the Illinois Environmental Agency (IEPA).
3. Construction Site Notice.

C. RETENTION OF RECORDS
A complete copy of the SWPPP, including copies of all inspection reports, plan revisions, etc., must be retained at the project site at all times during the duration of the project (until NOT is filed) and kept in the permanent project records of the Contractor for at least three years following submission of the Notice of Termination (NOT).

D. CONTRACTOR/SUB-CONTRACTOR LIST
The Contractor must provide names and addresses of all sub-contractors working on this project who will be involved with the major construction activities that disturb site soil. This information must be kept with the SWPPP.

E. CONTRACTOR/SUB-CONTRACTOR CERTIFICATION FORM
The Contractor and all sub-contractors involved with ground disturbing or installation and maintenance of any Best Management Practice (BMP) on site must sign a copy of the Contractor Certification that will be supplied to the Contractor. This information must be kept with the SWPPP.

F. INSPECTIONS
At least once every seven calendar days and with 24 hours of a 0.5 in rainfall event, inspections by documented Contractor Compliance Officer must be made to determine the effectiveness of the SWPPP. If the State or Local agencies have a required inspection form, the both forms must be completed. The SWPPP, including the best management practices implemented on the jobsite, shall be modified as needed to reduce or prevent pollutants from discharging from the site.

An example BMP Inspection Form will be supplied to the Contractor.

A delegation of authority letter authorizing the Contractor Compliance Officer to sign the inspection forms will also be supplied to the Contractor.

The Inspector must be a person familiar with the site, the nature of major construction activities, and qualified to evaluate both overall system performance and individual component performance. The Inspector must either be someone empowered to implement modifications to this SWPPP and the pollutant control devices, if needed, in order to increase effectiveness to an acceptable level, or someone with the authority to cause such changes to happen. Additionally, the inspector shall be properly authorized in accordance with the applicable General Permit to conduct the certified site storm water inspections.

See Section VII on this sheet for further reporting requirements.

G. SWPPP UPDATES & AMENDMENTS
This SWPPP must be updated each time there are significant modifications to the pollution prevention system or a change of Contractor working on the project that disturb site soil. The SWPPP must be amended as necessary during the course of construction in order to keep it current with the pollutant control measures utilized on the site. Amending the SWPPP does not mean that it has to be reprinted. It is acceptable to add addenda, sketches, notes, and/or revised drawings. The site map showing the locations of all storm water controls must be posted on the site and updated to reflect the progress of construction and changes to the SWPPP. Any control measure that has a hydrologic design component must be updated or amended by the Engineer. Substitution of sediment control BMPs beyond those specified in the SWPPP is considered a hydrologic design component.

H. DISCHARGE OF PETROLEUM PRODUCTS OR HAZARDOUS SUBSTANCES
Discharge of Petroleum products or other hazardous substances into storm water or the storm water (storm sewer) system is subject to reporting and clean up requirements. See section V.B. of this SWPPP for State and Local information on reporting spills. Refer to the General Permit for additional information.

I. NOTICE OF TERMINATION
Once the site reaches final stabilization as defined in the General Permit, with all permanent erosion and sedimentation controls installed and all temporary erosion and sedimentation controls removed, the Contractor and Owner's representative must complete a final inspection. Upon approval by the Owner's representative, the Owner and Contractor, as applicable, must complete and submit a NOT.

J. CONTRACTORS RESPONSIBILITY
This SWPPP intends to control water-borne and liquid pollutant discharges by some combination of interception, sedimentation, filtration, and containment. The Contractor and sub-contractors implementing this SWPPP must remain alert to the need to periodically refile and update the SWPPP in order to accomplish the intended goals. The Contractor is ultimately responsible for all site conditions and permit compliance.

K. LOG OF CONSTRUCTION ACTIVITY
A record of dates when major ground-disturbing activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated or completed must be maintained until the NOT is filed. A log for keeping such records is included. Controls must be in place down gradient of any ground-disturbing activities prior to the commencement of construction and noted on the Site Map and Record of Stabilization and Construction Activity Dates.

2. INTRODUCTION

This SWPPP includes the elements necessary to comply with the natural baseline general permit for construction activities administered by the US Environment Protection Agency (EPA) under the National Pollution Discharge Elimination System (NPDES) program, the NPDES Permit No. ILRIO for the State of Illinois, and all Local governing agency requirements. This SWPPP must be implemented at the start of construction.

Construction phase pollutant sources anticipated at the site are disturbed (bare) soil, vehicle fuels and lubricants, chemicals associated with construction, and building materials. Without adequate control there is a potential for each type of pollutant to be transported by storm water. Project construction will consist primarily of site grading, utility service connections, and site paving to facilitate construction.

A. PURPOSE
A major goal of pollution prevention efforts during project construction is to control soil and pollutants that originate on the site and prevent them from flowing to surface waters. The purpose of this SWPPP is to provide guidelines for achieving that goal. A successful pollution prevention program relies upon careful inspection and adjustments during the construction process in order to enhance its effectiveness.

B. SCOPE
This SWPPP must be implemented before construction begins on the site. It primarily addresses the impact of storm rainfall and runoff on areas of the ground surface disturbed during the construction process. In addition, there are recommendations for controlling other sources of pollution that could accompany the major construction activities. The SWPPP will terminate when disturbed areas are stabilized, permanent erosion and sedimentation controls are installed, temporary erosion and sedimentation controls are removed, construction activities covered herein have ceased, and a completed Notice of Termination (NOT) is transmitted to the governing agency.

3. PROJECT DESCRIPTION

Described below are the major construction activities that are subject of this SWPPP. Also included in the schedule are BMP installation activities that must take place prior to construction activities. NOTE: Down slope protective measures must always be in place before soil is disturbed. Activities are presented in the order (sequence) they are expected to be completed.

All activities and time frames (beginning and ending dates) shall be noted on the Site Map. The sequence of construction is as follows:

Upon implementation and installation of the following areas: trailers, parking, lay down, port-a-potty, wheel wash, concrete washout, mason's area, fuel and material storage containers, solid waste containers, etc., immediately denote them on the Site Maps and note any changes in location as they occur throughout the construction process.

Typical Stage of Construction, Items shall be added or deleted as needed for each individual project.

- Phase I: 1. Install stabilized construction entrance and SWPPP Entrance Sign. 2. Install silt fence(s) on the site (clear only those areas necessary to install silt fence). 3. Prepare temporary parking and storage area. 4. Install and stabilize hydraulic control structures (dikes, seines, check dams, etc.). 5. Begin grading the site. 6. Start construction of building pad and structures.

- Phase II: 7. Temporarily seed, throughout construction, denuded areas that will be inactive for 14 days or more. 8. Install utilities, underdrains, storm sewers, curbs and gutters. 9. Install inlet protection at all storm sewer structures as each inlet structure is installed. 10. Permanently stabilize areas to be vegetated as they are brought to final grade. 11. Prepare site for paving. 12. Pave site.

- Phase III: 13. Install appropriate inlet protection devices for paved areas as work progresses. 14. Complete grading and installation or permanent stabilization over all areas including outlots. 15. Call Engineer after the site appears to be fully stabilized for inspection. 16. Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any area disturbed by the reworked BMP.

NOTE: The Contractor may complete construction-related activities concurrently only if all preceding BMPs have been completely installed.

The actual schedule for implementing pollutant control measures will be determined by project construction progress and recorded by the Contractor on the Soil Erosion/Sediment Control Operation Time Schedule on the Erosion and Sediment Control Plans. Down slope protective measures must always be in place before soil is disturbed.

4. SITE DESCRIPTION

- 1. Site description: Site construction activities consist of general site clearing, grading for building pads, excavation of retention pond, and construction of entry drive and parking lot.
2. Total area of site: 8.69 acres.
3. Estimated site runoff coefficient after construction activities are complete: CN=87.
4. Site map included indicating existing & proposed slopes across site is included in SWPPP.
5. Site drainage is received by Storm Sewer in the County ROW.

5. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS

A variety of storm water pollutant controls are recommended for this project. Some controls are intended for function temporarily and will be used as needed for pollutant control during the construction period. These include temporary sediment barriers and permanent storm retention ponds (which can also function as temporary sediment basins). Permanent stabilization will be accomplished in all disturbed areas by covering the soil with pavement, building foundation, vegetation, or other forms of soil stabilization.

A. EROSION AND SEDIMENT CONTROLS
1. Soil Stabilization: The purpose of soil stabilization is to prevent soil from eroding and leaving the site. In the natural condition, soil is stabilized by native vegetation. The primary technique to be used at this project for stabilizing site soils will be to provide a protective cover of grass, pavement, or building structure.

a) Temporary Seeding or Stabilization - All denuded areas that will be inactive for 14 days or more, must be stabilized temporarily with the use of fast-germinating annual grass/grain varieties, straw/hay mulch, wood cellulose fibers, tackifiers, netting or blankets.

b) Permanent Seeding or Sodding - All areas at final grade must be seeded or sodded within 14 days after completion of work in any area. The entire site must have permanent vegetative cover established in all areas not covered by hardscape at the completion of all soil disturbing activities on site. Except for small level spots, seeded areas should generally be protected with mulch or a rolled erosion control product. All areas to be seeded will have topsoil and other soil amendments as specified on the Landscape Plan.

2. Structural Controls: a) Silt Fence - Silt fence is a synthetic permeable woven or non-woven geotextile fabric incorporating metal support stakes at intervals sufficient to support the fence (2-foot maximum distance between posts), water, and sediment retained by the fence. The fence is designed to retain sediment-laden storm water and allow settlement of suspended solids before the storm water flows through the fabric and discharges off-site. Silt fence shall be located on the contour to capture overland, low-velocity sheet flows. The Contractor may utilize triangular silt dike and/or non-wire backed silt fence as intermediate BMPs. Install silt fence at a fairly level grade along the contour with the ends curved uphill to provide sufficient upstream storage volume for the anticipated runoff. Drainage areas shall not exceed 1 acre per 100 feet of silt fence for slopes less than 2 percent.

b) Construction Exit - All access points from the public street into the construction site shall include a construction exit composed of coarse stone to the dimensions shown on the Existing Conditions and Demolition Plan. The rough texture of the stone helps to remove clumps of soil adhering to the construction vehicles tires through the action of vibration and jarring over the rough surface and the friction of the stone matrix against soils attached to vehicle tires.

In addition to the stone at the construction exit, it may be necessary to install devices such as pipes (cattle guard) to increase the vibration and jarring. It may also be necessary to install a wheel wash system, if this is done, a sediment trap control must be installed to treat the wash water before it discharges from the site.

All sites access must be confined to the Construction Exit(s). Barricade, additional to prevent use, any locations other than Construction Exit(s) where vehicles or equipment may access the site.

c) Storm Sewer Inlet Protection - Curb and grates inlets are protected from the intrusion of sediment through a variety of measures as shown on the details included in the Construction drawings. The primary mechanism is to place controls in the path of flow sufficient to slow the sediment-laden water to allow settlement of suspended solids before discharging into the storm sewer. It is possible that as construction progresses from storm sewer installation through paving that the inlet protection devices should change. All inlet protection devices should be designed to slow the water to allow settlement of suspended solids before it discharges from the site.

d) Inspection and any necessary cleaning of the underground storm system shall be included as part of this swpp.

Final site stabilization is achieved when perennial vegetative cover provides permanent stabilization with a density greater than 70 percent over the entire area to be stabilized by vegetative cover. This is exclusive of areas paved, rocked, or having a building on them.

B. OTHER POLLUTANT CONTROLS

THIS SECTION INCLUDES THE CONTROLS OF POLLUTANTS OTHER THAN SEDIMENT AND OTHERS of the General Permit.

1. Dust Control: Construction traffic must enter and exit the site at the stabilized construction exit. Water trucks or other dust control agents will be used as needed during construction to reduce dust generated on the site. Dust control must be provided by the Contractor to a degree that is in compliance with applicable Local and State regulations.

2. Solid Waste Disposal: No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid wastes, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site. Covers for the containers will be provided as necessary to meet State and Local requirements. The location of solid waste receptacles shall be shown on the Site Map.

Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means necessary in order to ensure that no discharge from the site. As an example, special care must be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed of so that it will not flow from the site or enter groundwater, even if this requires removal and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.

3. Sanitary Facilities: All personnel involved with construction activities must comply with State and Local sanitary or septic regulations. Temporary sanitary facilities will be provided at the site throughout the construction phase. They must be utilized by all construction personnel and will be serviced by a commercial operator. The location of sanitary facilities shall be shown on the Site Map.

4. Non-Storm Water Discharge: Non-storm water components of site discharges are not permitted under ILRIO except as follows: discharges from fire fighting activities; fire hydrant flushings; water used to wash vehicles where detergents are not used; waters used to control dust; potable water sources including uncontaminated waterline flushings; irrigation drainages; routine external building washings that do not use detergents; pavement washdowns where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used; air conditioning condensate; springs, uncontaminated ground water; and foundation or roofing drains where flows are not contaminated with process materials such as solvents.

5. Concrete Waste from Concrete Ready-Mix Trucks: Discharge of excess or waste concrete and/or wash water from concrete trucks will be allowed on the construction site, but only in specifically designated diked areas prepared to prevent contact between the concrete and/or wash water and storm water that will be discharged from the site. Alternatively, waste concrete can be placed into forms to make rip rap or other useful concrete products. The cured residue from the concrete washout diked areas shall be disposed in accordance with applicable State and Federal regulations. The jobsite superintendent is responsible for ensuring that these procedures are followed. The location of concrete washout areas shall be shown on the Site Maps.

6. Mason's Area: Contractor shall identify mason's area on the site and indicate location on the Site Map. To the extent practical, all masonry tools, material, including sand and sacked cement or mortar materials, and equipment shall be located within the area identified by the Contractor as mason's area. Sacked cement or mortar materials or other means of containment shall be provided to prevent the migration of storm water pollutants in runoff from the mason's area. Receptacles for debris and trash disposal shall also be provided.

7. Fuel Tanks: Temporary on-site fuel tanks for construction vehicles shall meet all State and Federal regulations. Tanks shall have approved spill containment by the applicable regulations. The tanks shall be in sound condition free of rust or other damage which might compromise containment. Fuel storage areas will meet all EPA, OSHA and other regulatory requirements for signage, fire extinguishers, etc. Hoses, valves, fittings, caps, filler nozzles, and associated hardware shall be maintained in proper working condition at all times. The location of fuel tanks shall be shown on the Site Maps.

8. Spill Prevention, Control and Countermeasure (SPCC) Plan must be developed if aboveground oil storage capacity at the construction site exceeds 1,320-gallons. Containers with storage capacity of 55-gallons or less are not included when calculating site storage capacity. The Contractor shall work with the Civil Engineering Consultant to develop and implement a SPCC in accordance with the Oil Pollution Prevention regulation at Title 40 of the Code of Federal Regulations, Part 112, (CFR 112).

9. Hazardous Material Management and Spill Reporting Plan: Any hazardous or potentially hazardous material that is brought onto the construction site will be handled properly in order to reduce the potential for storm water pollution. All materials used on this construction site will be properly stored, transported, and disposed of following all applicable label directions. Material Safety Data Sheets (MSDS) information will be kept on site for any and all applicable materials.

In the event of an accidental spill, immediate action will be undertaken by the Contractor to contain and remove the spilled material. All hazardous materials will be disposed of by the Contractor in the manner specified by Federal, State and Local regulations and by the manufacturer of such products. As soon as possible, the spill will be reported to the appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States will be properly reported. The Contractor will prepare a written record of any spill of petroleum products or hazardous materials in excess of reportable quantities and will provide notice to Owner within 24-hours of the occurrence of the spill.

Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA shall be immediately reported to the EPA National Response Center at (1-800-424-8802). In addition, 35 ILCS, Admin. Code 750.410 requires notification of IEMA (1-800-782-7860). Reportable chemical spill quantities are those listed for hazardous substances under Superfund, or as extremely hazardous substances under the Superfund Reauthorization and Amendments Act of 1986 (SARA), the emergency planning statute which also establishes threshold planning quantities (22 ILCS Admin. Code 430.30). Oil spills are reportable if they meet the reportable criteria under the Federal Water Pollution Control Act. This generally includes spills that are in excess of 25 gallons and/or may be harmful to the public health or welfare (40 CFR 110). Harmful discharges include those that (1) violate applicable water quality standards, or (2) leave a residue on the ground or water or cause sludge or emulsion to be deposited beneath the water's surface or on an adjoining shoreline. The reportable quantity for hazardous materials can be found in 40 CFR 302, or by contacting the IEMA (1-800-785-9888).

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with storm water, the following steps will be implemented:

a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and additives, etc.) will be stored in a secure location, under cover, when not in use.

b) The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery as close to time of use as practical.

c) A spill control and containment kit (containing for example, absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

d) All of the products in a container will be used before the container is disposed of. All such containers will be triple rinsed, with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with State and Federal regulations and will not be allowed to mix with storm water discharges.

e) All products will be stored in and used from the original container with the original product label. All products will be used in strict compliance with instructions on the product label.

f) The disposal of excess or used products will be in strict compliance with instructions on the product label.

g) Long Term Pollutant Controls: Storm water pollutant control measures installed during construction, that will also provide storm water management benefits after construction, include turf areas in sufficient quantity so as to provide a site impervious ratio (ISR) of 0.75.

C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs)

During the construction phase, the Contractor shall implement the following measures:

1. Materials resulting from the clearing and grubbing or excavation operations shall be stockpiled up slope from the work area. Pollutants. Materials removed to an off-site location shall be protected with appropriate controls and property permitted.

2. The Contractor shall designate areas on the Site Map for equipment cleaning, maintenance, and repair. The Contractor and sub-contractors shall utilize such designated areas. Cleaning, maintenance, and repair areas shall be protected by a minimum 150 feet of any waterway, water body or wetland, and in areas located as far as practical from storm water inlets.

3. Use of detergents for large scale washing is prohibited (i.e. vehicles, buildings, pavement, surfaces, etc.).

4. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in waterproof containers. Except during application, the containers, the contents must be kept in trucks or other storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical waste disposal site.

D. OFF-SITE FACILITIES IN THE OPERATIONAL CONTROL OF THE CONTRACTOR: Whenever dirt, rock, or other materials are imported to the construction site or exported for placement in areas off of the primary construction site, the Contractor is responsible for determining that all storm water permitting and pollution control requirements are met for each site which receives such materials or from which site materials are taken. Prior to the disturbance of any such site, Contractor will confirm that the operators of the site are "Importing to or exporting from" have properly obtained all required permits, and will comply with all laws, regulations and permit conditions applicable to such sites.

At a minimum, each off-site area that provides or receives material or is disturbed by project activities must implement erosion and sediment control measures consisting of perimeter controls on all down slope and side slope boundaries and must provide for both temporary stabilization and for permanent re-vegetation after all disturbances has ended.

E. LOCAL PLANS

In addition to this SWPPP, construction activities associated with this project must comply with any guidelines set forth by Local regulatory agencies. The Contractor shall maintain documents evidencing such compliance in this SWPPP.

F. INSPECTIONS AND SYSTEM MAINTENANCE

Between the time this SWPPP is implemented and final Notice of Termination has been submitted, all disturbed areas and pollutant controls must be inspected weekly and within 24 hours of the end of a storm event 0.5 inches or equivalent snowfall. The purpose of site inspections is to assess performance of pollutant controls. The inspections will be conducted by the Contractor's Site Superintendent. Based on these inspections, the Contractor will decide whether it is necessary to modify this SWPPP, add or relocate controls, or re-visit implementation of the Best Management Practices in order to prevent pollutants from leaving the site via storm water runoff. The Contractor has the duty to correct controls that require to be repaired, modified, supplemented, or take additional steps as necessary in order to achieve effective pollutant control.

Examples of specific items to evaluate during site inspections are listed below. This list is not intended to be comprehensive. During each inspection, the inspector must evaluate overall pollutant control system performance as well as particular details of individual system components. Additional factors should be considered as appropriate to the circumstances.

A. CONSTRUCTION EXIT AND TRACK OUT: Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit. Exits shall be maintained or replaced as needed to ensure that they are effective. Sediment tracking along the roadside shall be swept as necessary throughout the day or at the end of every workday and disposed of on an appropriate location. Sediment shall NOT be washed into storm sewer systems.

B. SEDIMENT CONTROL DEVICES: Sediment barriers, traps and basins must be inspected and they must be cleaned out at such time as their original capacity has been reduced by 50 percent. All material excavated from behind sediment barriers or in traps and basins shall be incorporated into on-site soils or spread out on an upland portion of the site and stabilized. Additional sediment barriers must be constructed as needed.

C. MATERIAL STORAGE AREAS: Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or the potential for, pollutants entering the drainage system or discharging from the site. If necessary, the materials must be covered or original covers must be repaired or supplemented. Also, protective berms shall be constructed, if needed, in order to contain runoff from material storage areas. All State and Local regulations pertaining to material storage areas will be adhered to.

D. VEGETATION: Gassed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with building foundation or pavement, or have a stand of grass with a minimum 70 percent density or greater over the entire vegetated area in accordance with the General Permit requirements. The vegetative density must be maintained to be considered stabilized. Area must be watered, fertilized, and re-seeded as needed to achieve this requirement.

E. DISCHARGE POINTS: All discharge points must be inspected to determine whether erosion and sediment control measures are effective in preventing discharge of sediment from the site or impacts to receiving waters.

The Inspection Report Form must identify all deficiencies, any corrections, whether they are identified during the current inspection or have occurred since the previous inspection, and any additional comments. Based on inspection results, any modification necessary to increase effectiveness of this SWPPP must be made immediately, but no longer than 48 hours of inspection. The inspections reports must be complete and additional information should be included if the inspector is unable to fully assess the effectiveness of the inspection report. The description of additional measures that need to be taken to enhance project effectiveness. The inspection report must identify whether the site is in compliance with the SWPPP at the time of inspection and specifically identify all incidents of non-compliance.

The Inspection Report Form must summarize the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and actions taken in accordance with section 4.b) shall be made and retained as part of the plan for at least six years after the date of the inspection. The report shall be signed in accordance with Part V.G of the General Permit.

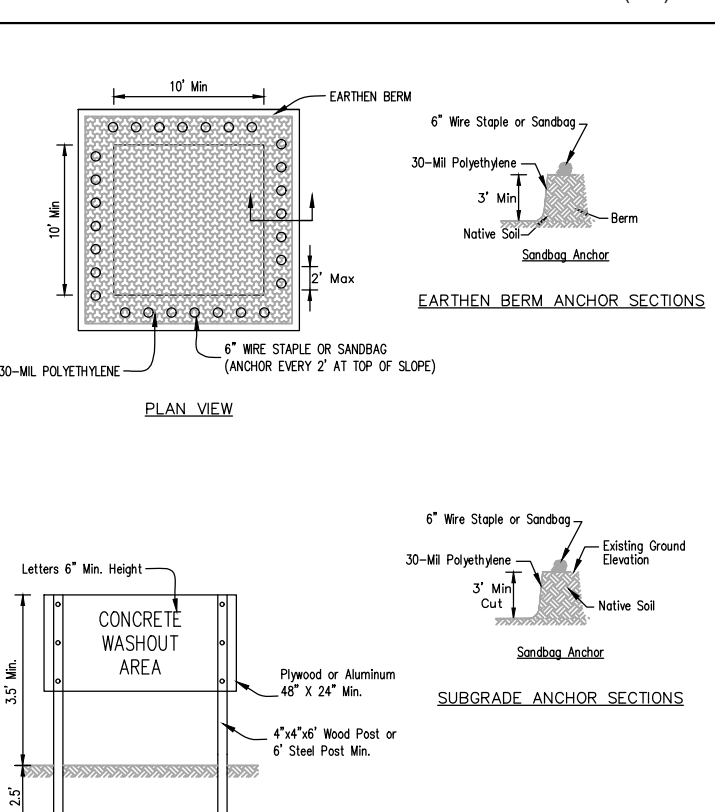
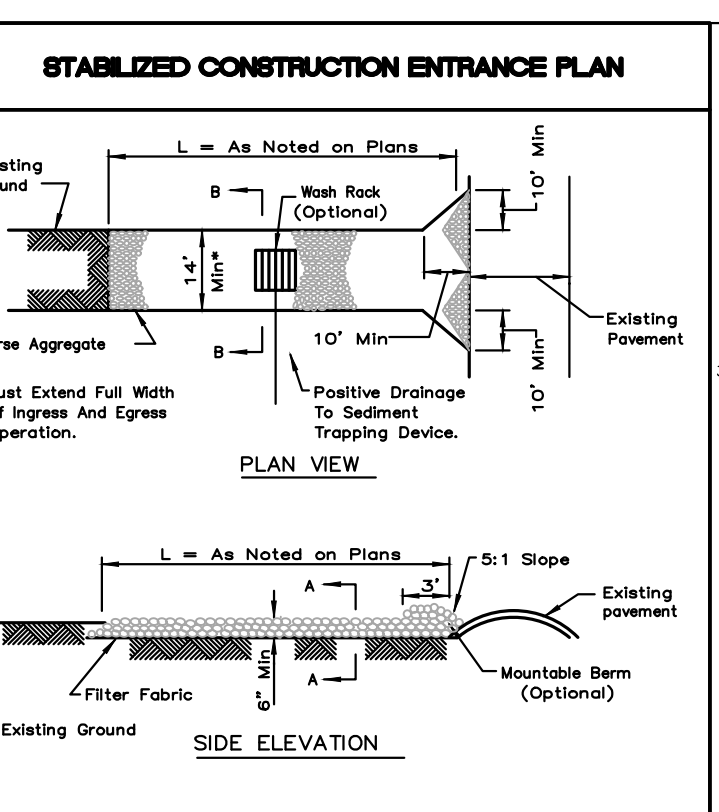
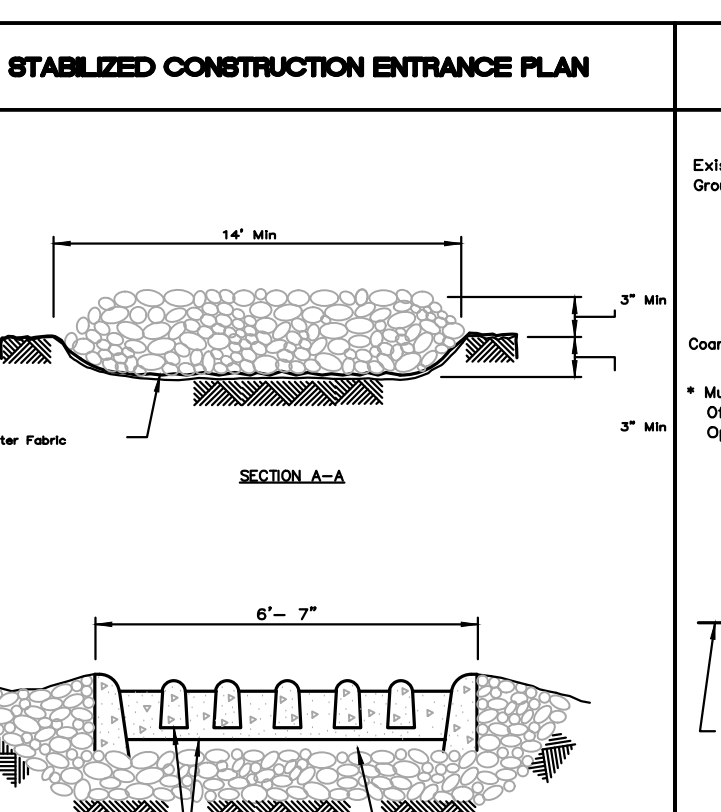
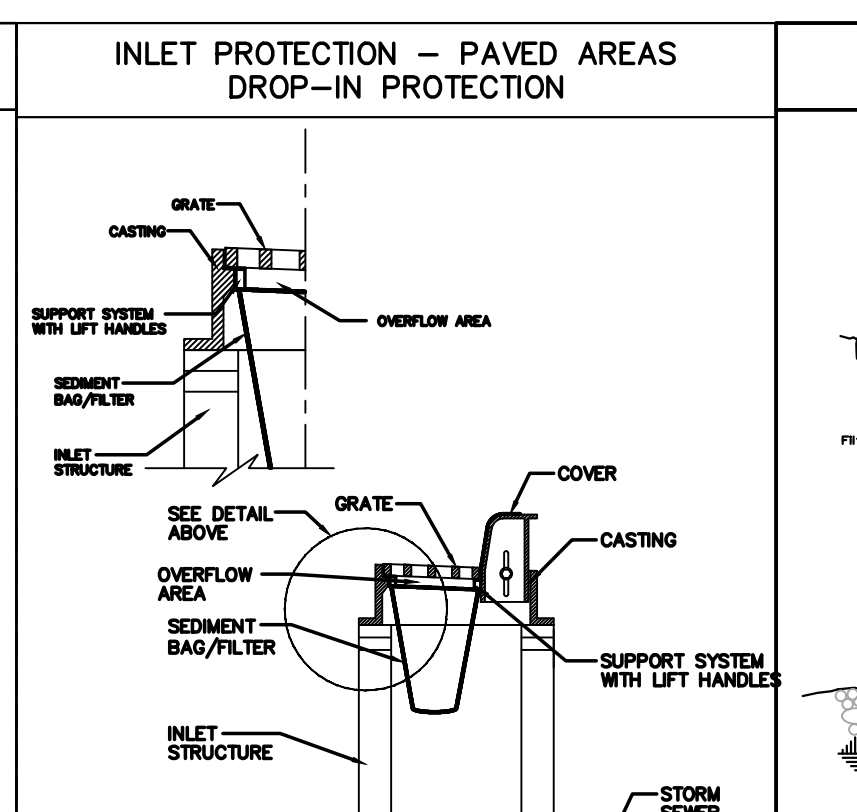
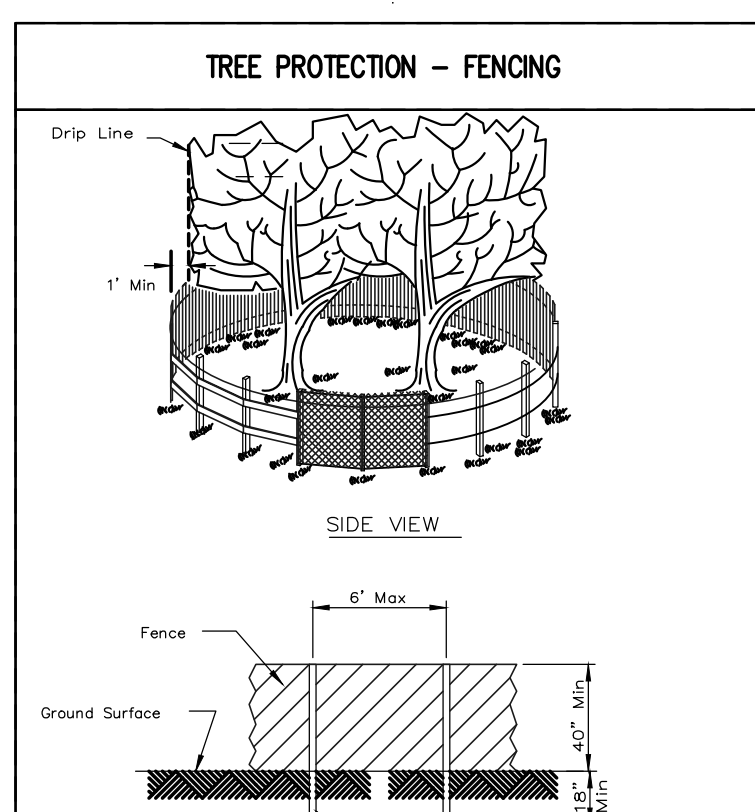
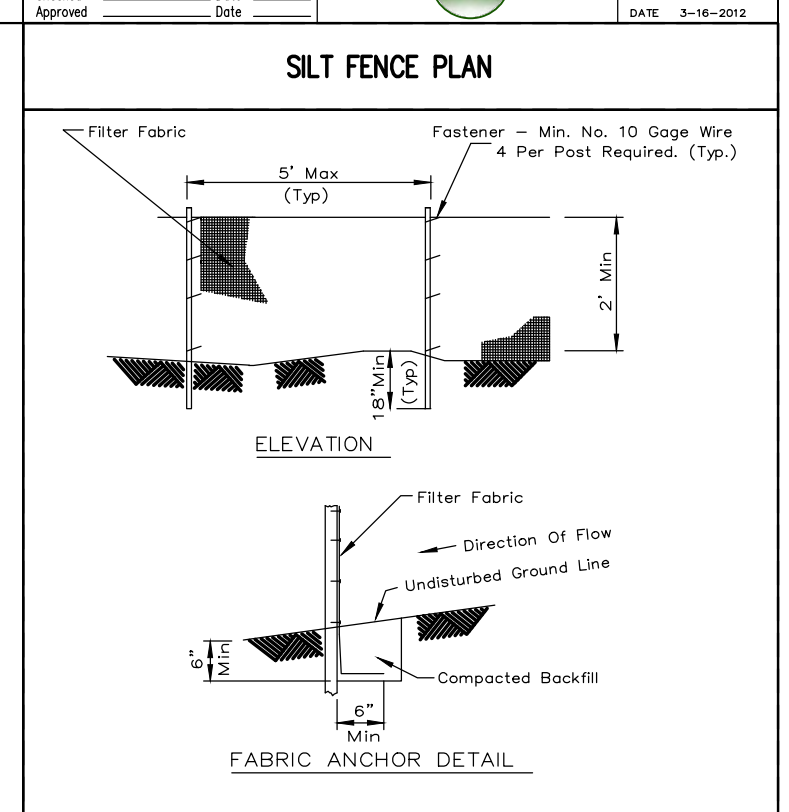
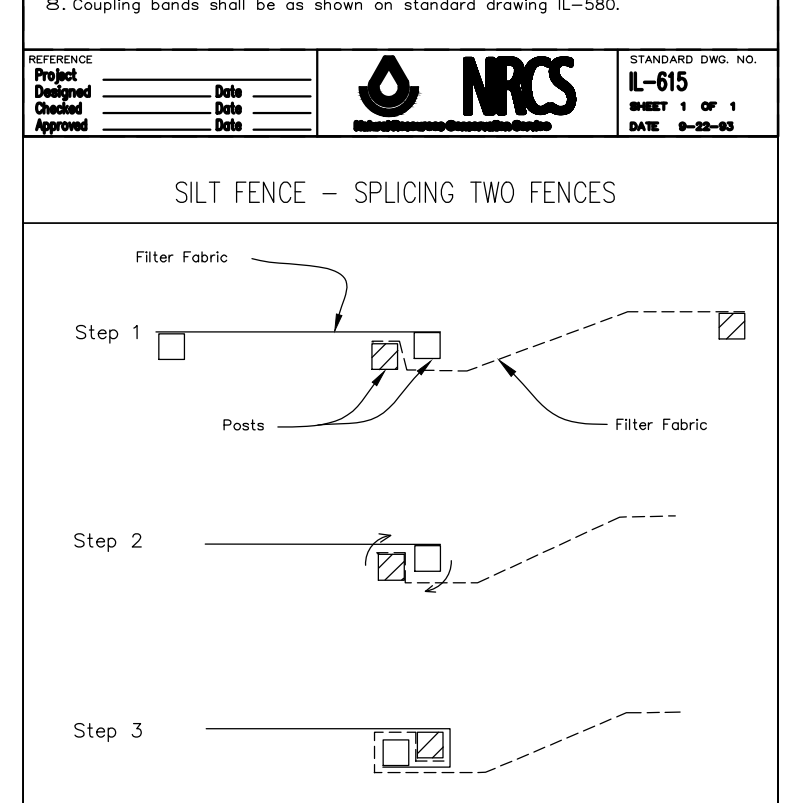
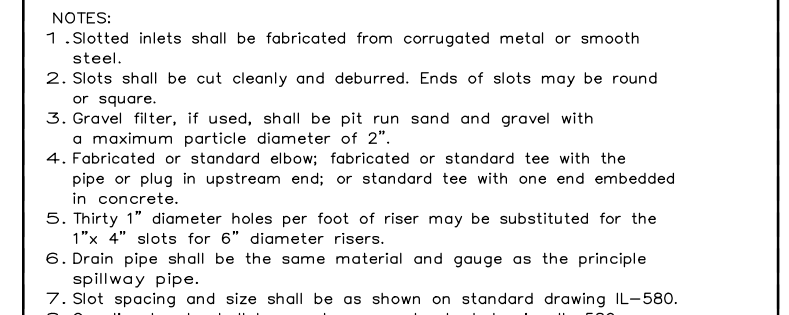
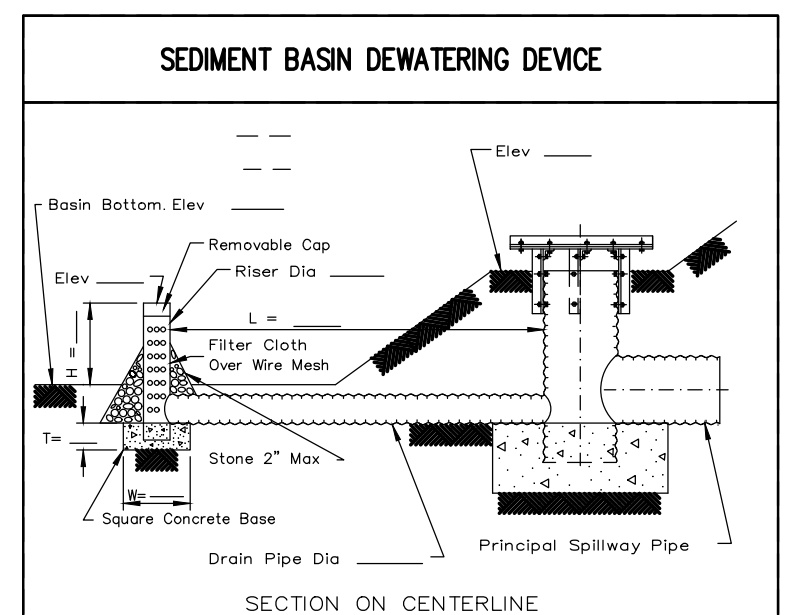
If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the Contractor's Compliance Officer shall complete and file an "Incidence of Noncompliance" (ION) report for the identified violation. The Contractor's Compliance Officer shall use forms provided by the IEPA and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted in noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with Part V.G of the General Permit. The report of non-compliance shall be mailed to the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand East
P.O. Box 19276
Springfield, IL 62794-9276

Ultimately, it is the responsibility of the General Contractor to assure the adequacy of site pollutant discharge controls. Actual physical site conditions or Contractor practices could make it necessary to install more structural controls than are shown on the plans. For example, localized concentrations of runoff could make it necessary to install additional sediment barriers. Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing obligation of the SWPPP until the site achieves final stabilization. Any modifications, additions or deletions of sediment control devices must be approved by the Engineer through written communications.

CONCRETE WASHOUT NOTE

CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER WATER BODIES, STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER SIGNAGE. FAILURE TO COMPLY COULD RESULT IN AN INCIDENT OF NONCOMPLIANCE (ION).



Revision table with columns for NO, DATE, and NOTES. Includes NRC logo.

Project information table with columns for Project Name, Description, Date, and Status. Includes NRC logo.

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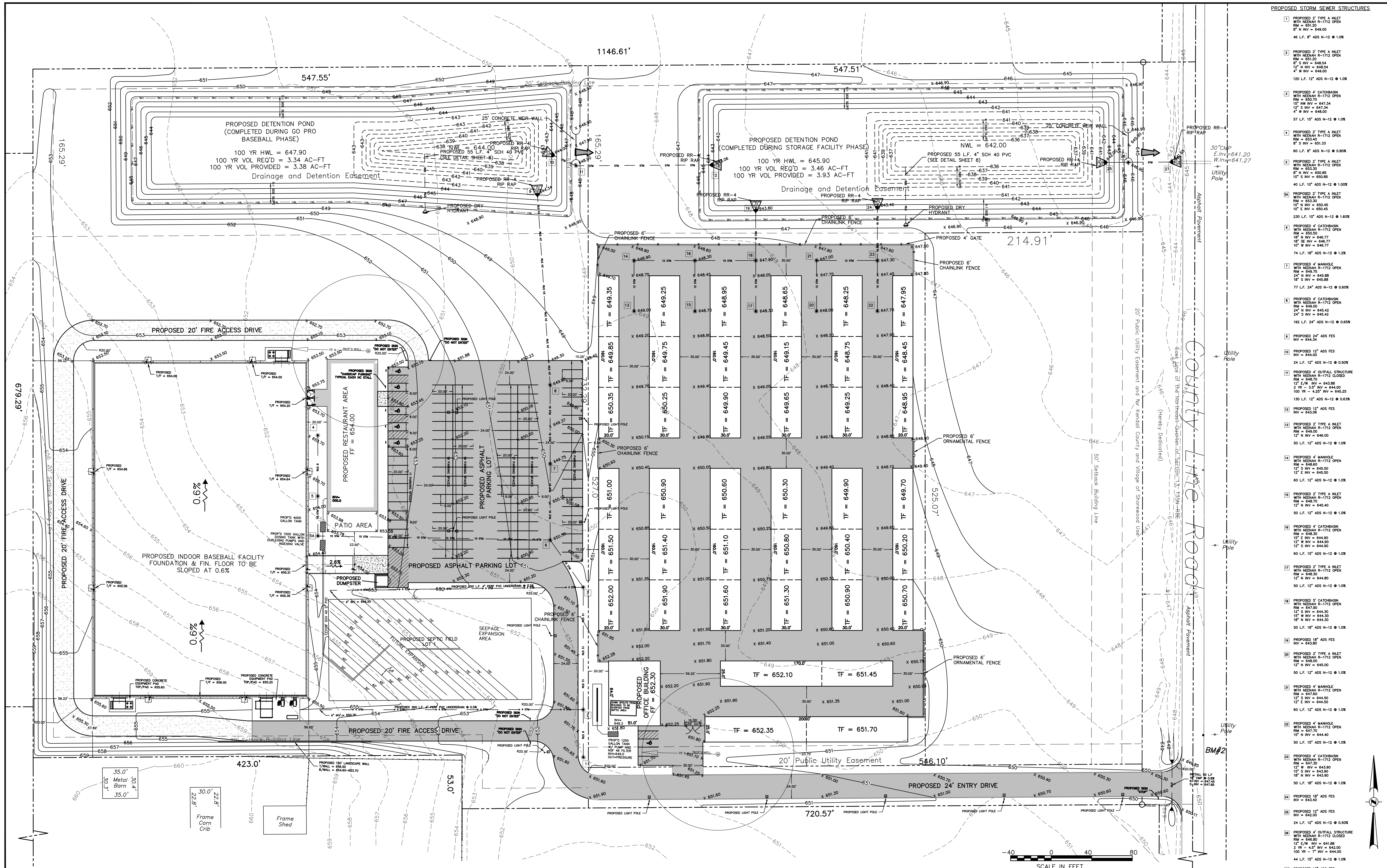
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REVISIONS table and project details for the Stormwater Pollution & Prevention Plan Details.

PREPARED FOR: JAMES & DENISE MAFFEO
1223 BUELL AVE, JOLIET, IL

FOUR SEASONS STORAGE FACILITY
STORMWATER POLLUTION & PREVENTION PLAN DETAILS

PROJECT NO. 19 447 02
SCALE: 1" = 40'
DATE: JAN 16, 2020
SHEET NO. 4 OF 8 SHEETS



PROPOSED STORM SEWER STRUCTURES

- 1 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 651.20 8" N INV = 649.00 46 LF. 6" ADS N-12 @ 1.0%
- 2 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 651.20 8" S INV = 648.54 12" N INV = 648.54 4" W INV = 649.00 120 LF. 12" ADS N-12 @ 1.0%
- 3 PROPOSED 4" CATCHBASIN WITH NEENAH R-1712 OPEN RM = 650.70 15" W INV = 647.34 12" S INV = 647.34 4" W INV = 648.00 57 LF. 15" ADS N-12 @ 1.0%
- 4 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 653.30 8" S INV = 651.33 60 LF. 6" ADS N-12 @ 0.80%
- 5 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 653.30 8" N INV = 650.85 10" S INV = 650.85 40 LF. 10" ADS N-12 @ 1.00%
- 6A PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 653.30 8" S INV = 650.85 10" S INV = 650.85 230 LF. 10" ADS N-12 @ 1.60%
- 8 PROPOSED 4" CATCHBASIN WITH NEENAH R-1712 OPEN RM = 650.70 15" N INV = 646.77 18" S INV = 646.77 10" W INV = 646.77 74 LF. 18" ADS N-12 @ 1.2%
- 7 PROPOSED 4" MANHOLE WITH NEENAH R-1712 OPEN RM = 649.75 24" N INV = 645.88 18" S INV = 645.88 77 LF. 24" ADS N-12 @ 0.60%
- 8 PROPOSED 4" CATCHBASIN WITH NEENAH R-1712 OPEN RM = 649.00 12" N INV = 644.42 24" S INV = 645.42 192 LF. 24" ADS N-12 @ 0.65%
- 9 PROPOSED 24" ADS FES INV = 644.34
- 10 PROPOSED 12" ADS FES INV = 643.75
- 11 PROPOSED 4" OUTLET STRUCTURE WITH NEENAH R-1712 CLOSED 2" E/W INV = 643.88 2" W INV = 644.00 100 YR - 4.57 INV = 645.25 130 LF. 12" ADS N-12 @ 0.63%
- 12 PROPOSED 12" ADS FES INV = 643.06
- 13 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 646.00 12" N INV = 646.00 50 LF. 12" ADS N-12 @ 1.0%
- 14 PROPOSED 4" MANHOLE WITH NEENAH R-1712 OPEN RM = 648.50 12" S INV = 645.50 12" E INV = 645.50 60 LF. 12" ADS N-12 @ 1.0%
- 15 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 646.00 12" N INV = 645.40 50 LF. 12" ADS N-12 @ 1.0%
- 16 PROPOSED 4" CATCHBASIN WITH NEENAH R-1712 OPEN RM = 648.50 15" E INV = 644.90 12" W INV = 644.90 12" S INV = 644.90 60 LF. 15" ADS N-12 @ 1.0%
- 17 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 648.00 12" N INV = 644.80 50 LF. 12" ADS N-12 @ 1.0%
- 18 PROPOSED 4" CATCHBASIN WITH NEENAH R-1712 OPEN RM = 648.00 12" S INV = 644.30 18" N INV = 644.30 50 LF. 18" ADS N-12 @ 1.0%
- 19 PROPOSED 18" ADS FES INV = 643.30
- 20 PROPOSED 2' TYPE A INLET WITH NEENAH R-1712 OPEN RM = 646.00 12" N INV = 645.00 50 LF. 12" ADS N-12 @ 1.0%
- 21 PROPOSED 4" MANHOLE WITH NEENAH R-1712 OPEN RM = 647.60 12" S INV = 644.50 12" E INV = 644.50 80 LF. 12" ADS N-12 @ 1.0%
- 22 PROPOSED 4" MANHOLE WITH NEENAH R-1712 OPEN RM = 647.70 15" N INV = 644.40 50 LF. 15" ADS N-12 @ 1.0%
- 23 PROPOSED 4" CATCHBASIN WITH NEENAH R-1712 OPEN RM = 647.30 15" W INV = 643.90 15" S INV = 643.90 50 LF. 15" ADS N-12 @ 1.0%
- 24 PROPOSED 18" ADS FES INV = 643.40
- 25 PROPOSED 12" ADS FES INV = 642.00
- 26 PROPOSED 4" OUTLET STRUCTURE WITH NEENAH R-1712 CLOSED 2" E/W INV = 641.80 2" W INV = 641.80 100 YR - 7" INV = 644.00 44 LF. 15" ADS N-12 @ 1.0%
- 27 PROPOSED 12" ADS FES INV = 641.44



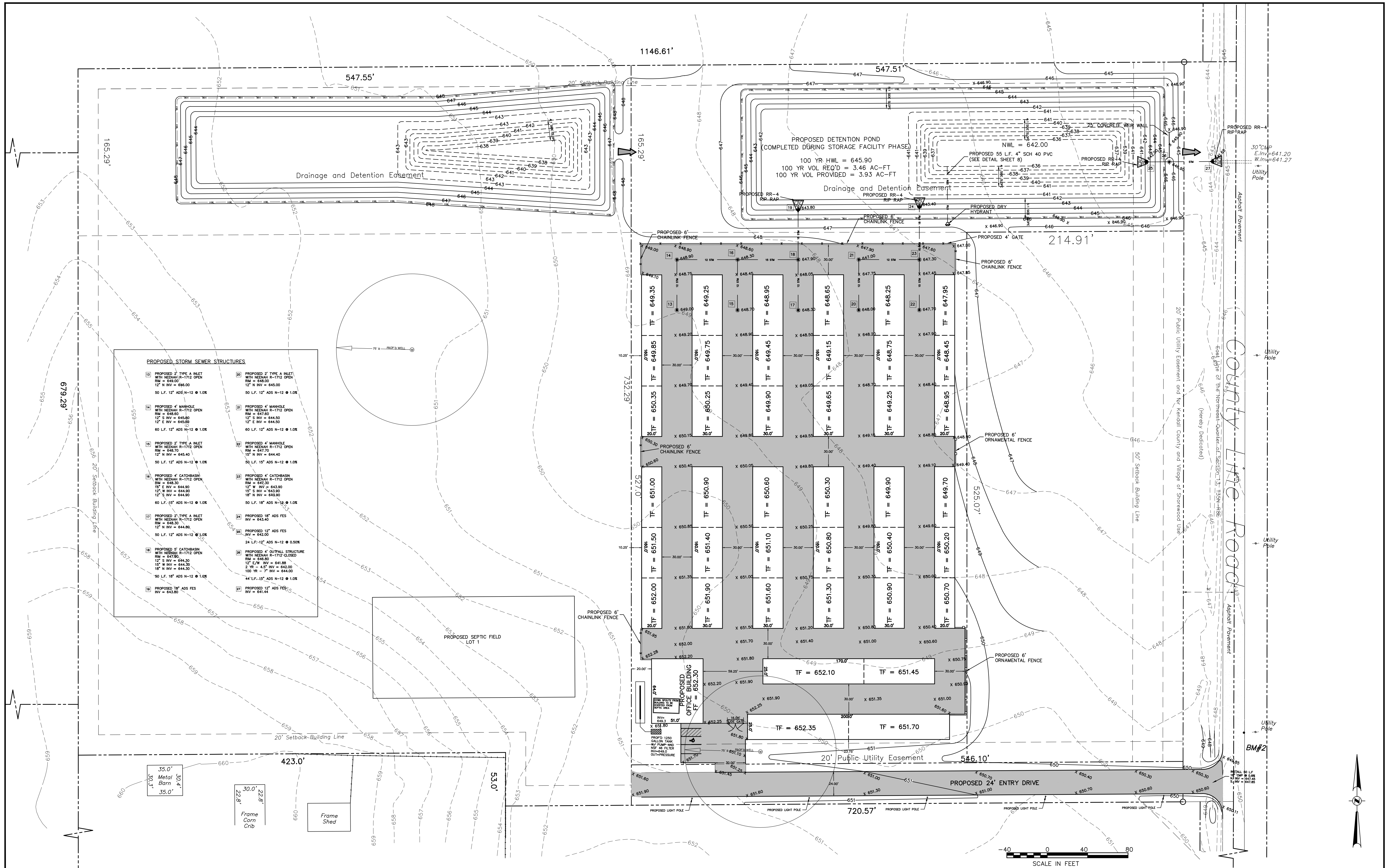
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NO.	DATE	NOTES
1	7.21.20	WEEK REVIEW LETTER 5.21.20
2	6.24.20	SHOREWOOD REVIEW LETTER 6.19.20

PREPARED FOR:
JAMES & DENISE MAFFEO
 1223 BUELL AVE, JOLIET, IL

FOUR SEASONS STORAGE FACILITY
 OVERALL CIVIL SITE PLAN

PROJECT NO.	19 447 02	SHEET NO.	5
SCALE:	1" = 40'		
DATE:	JAN 16, 2020		OF 8 SHEETS



- PROPOSED STORM SEWER STRUCTURES**
- 13 PROPOSED 2" TYPE A INLET WITH NEDNAH R-1712 OPEN RM = 649.00 12" N INV = 646.00 50 LF. 12" ADS N-12 @ 1.0%
 - 14 PROPOSED 4" MANHOLE WITH NEDNAH R-1712 OPEN RM = 648.60 12" S INV = 645.80 12" E INV = 645.50 60 LF. 12" ADS N-12 @ 1.0%
 - 15 PROPOSED 2" TYPE A INLET WITH NEDNAH R-1712 OPEN RM = 648.70 12" N INV = 645.40 50 LF. 12" ADS N-12 @ 1.0%
 - 16 PROPOSED 4" CATCHBASIN WITH NEDNAH R-1712 OPEN RM = 648.30 12" S INV = 644.90 12" E INV = 644.90 60 LF. 15" ADS N-12 @ 1.0%
 - 17 PROPOSED 2" TYPE A INLET WITH NEDNAH R-1712 OPEN RM = 648.30 12" N INV = 644.80 50 LF. 12" ADS N-12 @ 1.0%
 - 18 PROPOSED 5" CATCHBASIN WITH NEDNAH R-1712 OPEN RM = 648.30 12" S INV = 644.30 12" E INV = 644.30 100 YR = 7" INV = 644.00 50 LF. 15" ADS N-12 @ 1.0%
 - 19 PROPOSED 18" ADS FES INV = 643.80
 - 20 PROPOSED 2" TYPE A INLET WITH NEDNAH R-1712 OPEN RM = 648.00 12" N INV = 645.00 50 LF. 12" ADS N-12 @ 1.0%
 - 21 PROPOSED 4" MANHOLE WITH NEDNAH R-1712 OPEN RM = 647.50 12" S INV = 644.50 12" E INV = 644.50 60 LF. 12" ADS N-12 @ 1.0%
 - 22 PROPOSED 4" CATCHBASIN WITH NEDNAH R-1712 OPEN RM = 647.30 12" S INV = 643.90 12" E INV = 643.90 18" N INV = 643.90 50 LF. 15" ADS N-12 @ 1.0%
 - 23 PROPOSED 18" ADS FES INV = 643.00
 - 24 PROPOSED 12" ADS FES INV = 642.00
 - 25 PROPOSED 4" OUTFALL STRUCTURE WITH NEDNAH R-1712 CLOSED RM = 648.00 2" W = 4" INV = 648.00 100 YR = 7" INV = 644.00 44 LF. 15" ADS N-12 @ 1.0%
 - 26 PROPOSED 12" ADS FES INV = 641.44

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NO.	DATE	NOTES
1	7.21.20	W&K REVIEW LETTER 5.21.20
2	6.24.20	SHOREWOOD REVIEW LETTER 6.19.20

PREPARED FOR:
JAMES & DENISE MAFFEO
 1223 BUELL AVE, JOLIET, IL

FOUR SEASONS STORAGE FACILITY
 CIVIL SITE PLAN

PROJECT NO.	19 447 02	SHEET NO.	6
SCALE:	1" = 40'		
DATE:	JAN 16, 2020		OF 8 SHEETS



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 DETAILS 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 WORK 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, 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 PROTECTING TRAFFIC DURING 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 DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT 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 ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPES 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 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 FIVE (5) 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-776. JOINTS SHALL TYPICALLY BE RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443. LOCATIONS WHERE THE STORM SEWER CROSSES WATERMANS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.
3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDANT 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 NEMA/R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEMA/R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEMA/R-3015 (OR EQUAL) FOR 86.12 CURB AREAS, AND NEMA/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 WATERMANS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.
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 RM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.
10. ALL FLOOR DRAINS AND FLOOR DRAIN 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 ANTI-CRACKING 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.

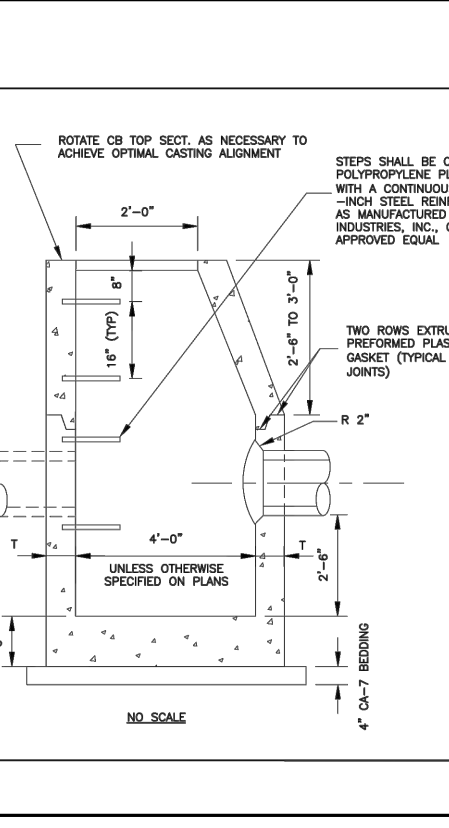
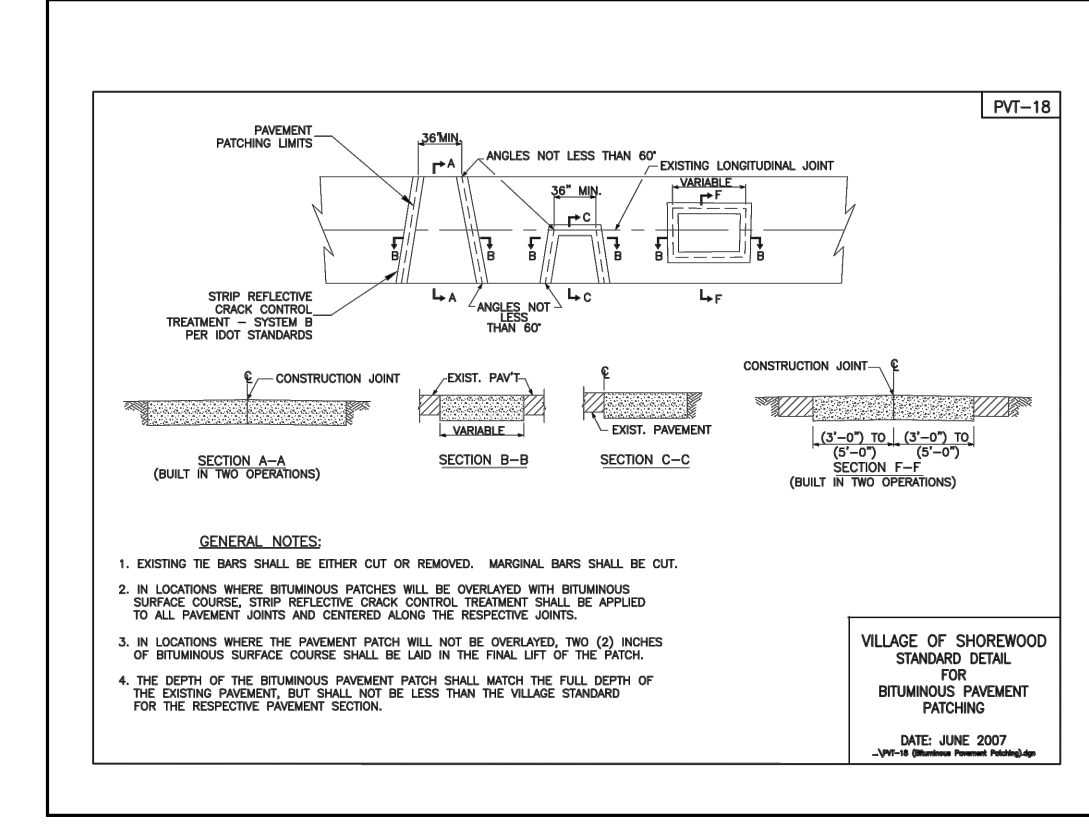
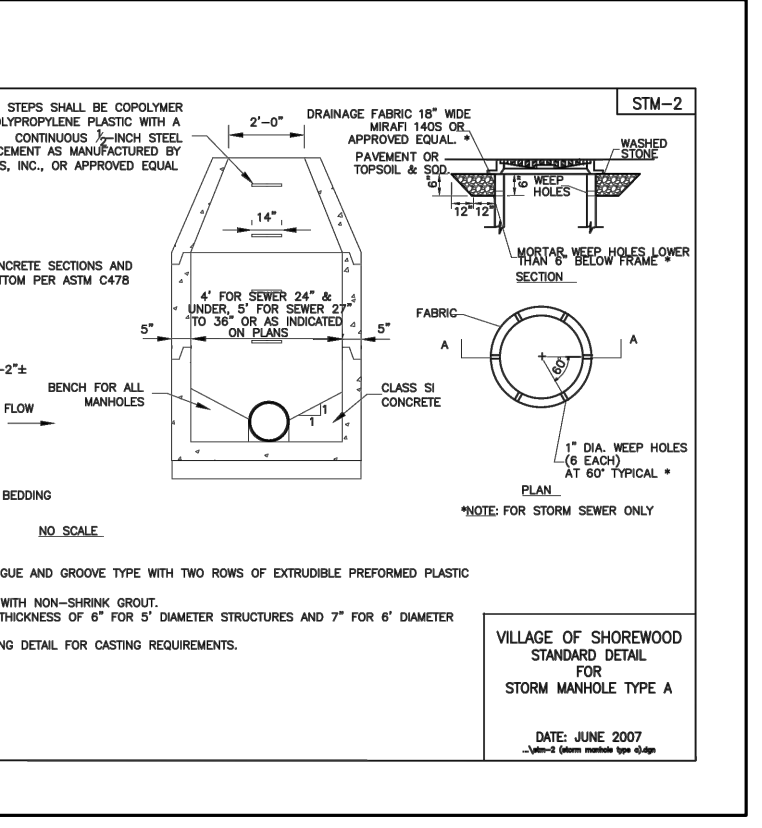
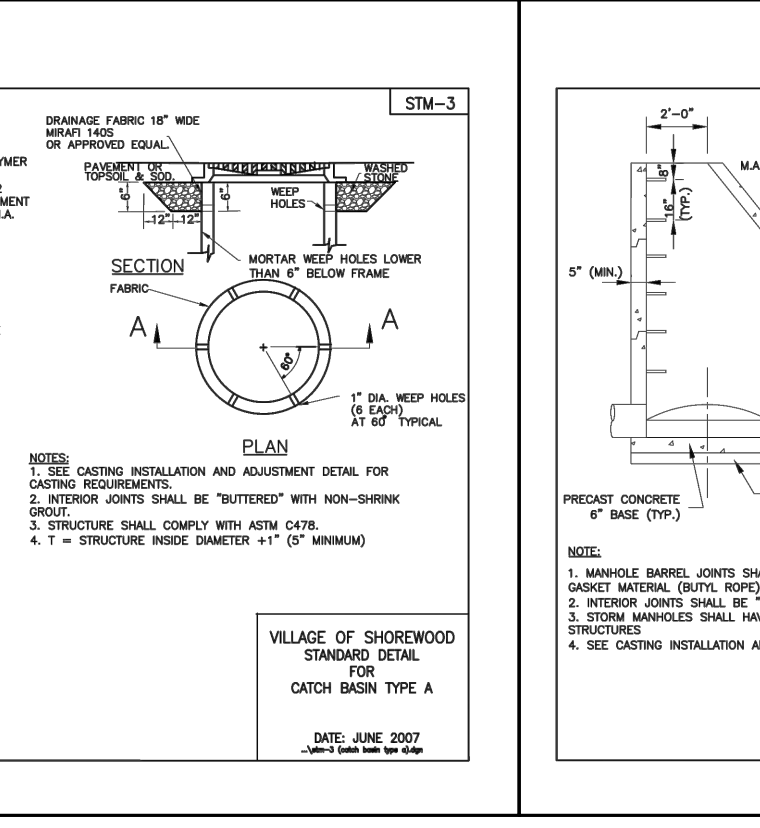
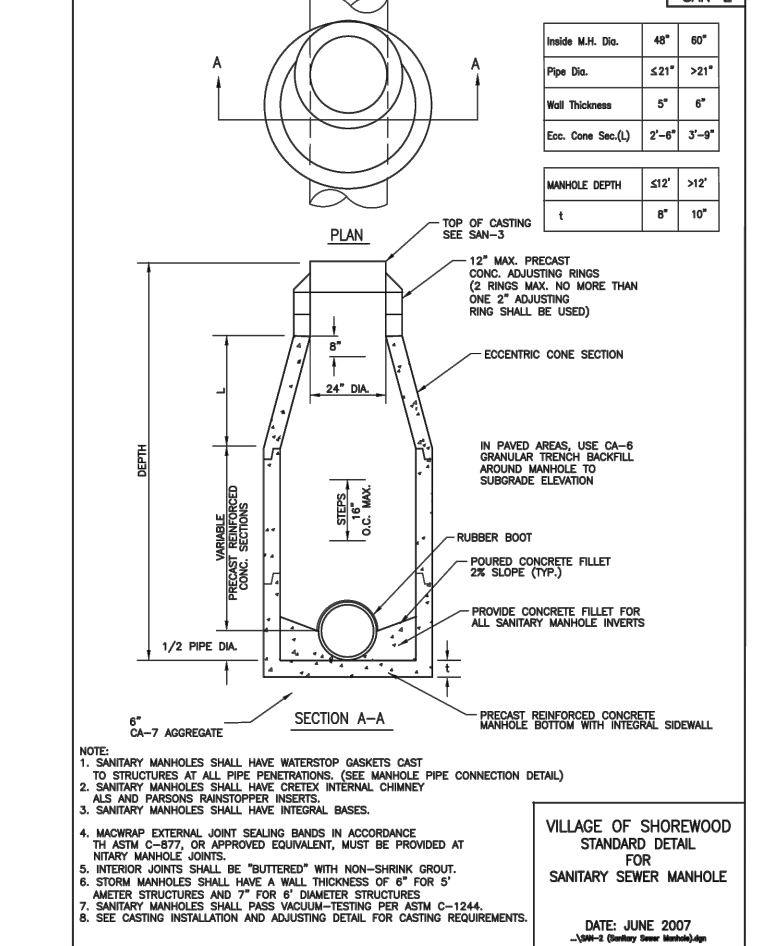
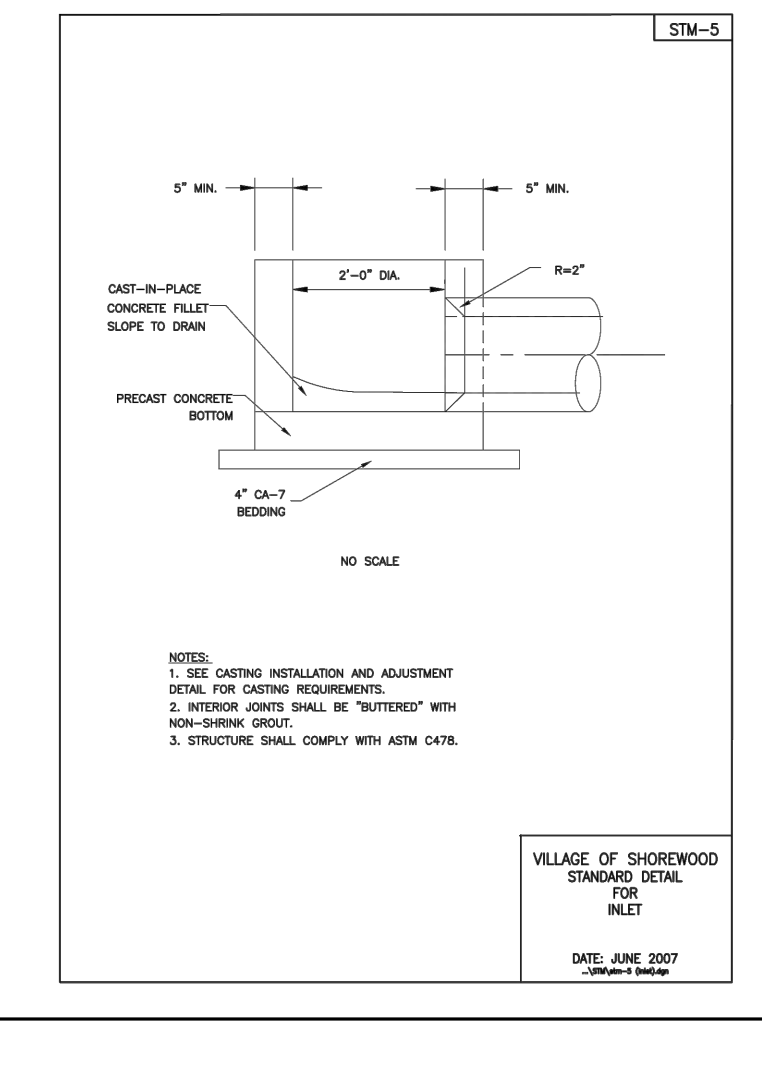
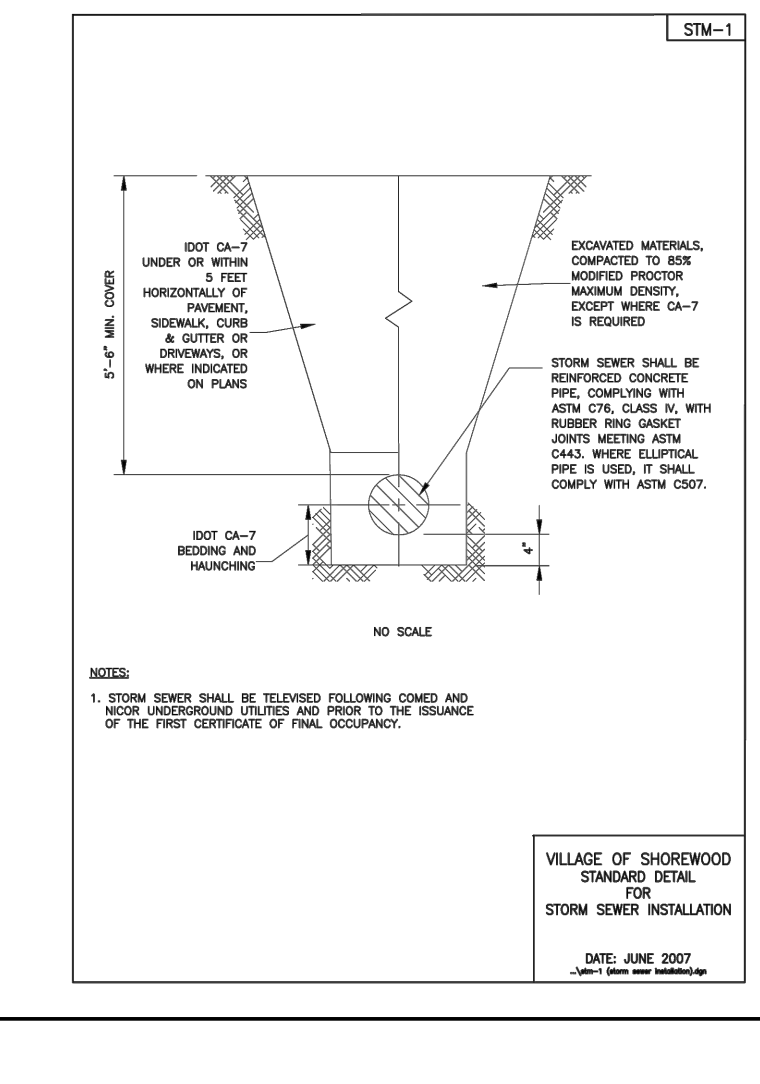
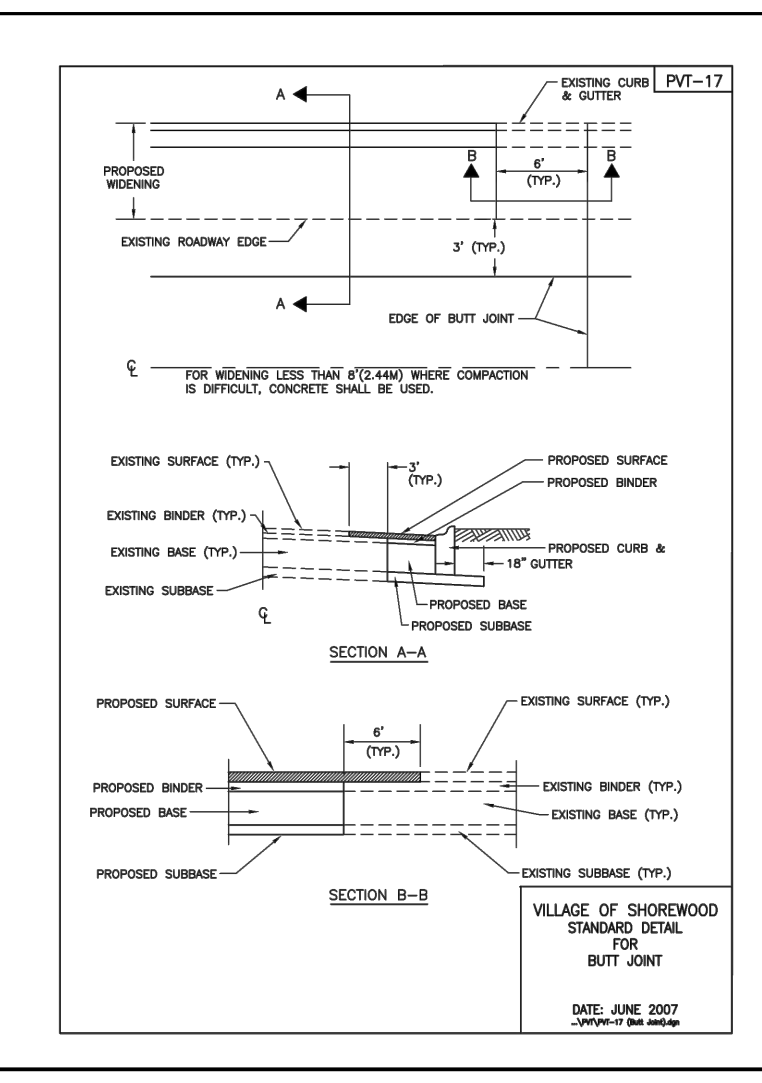
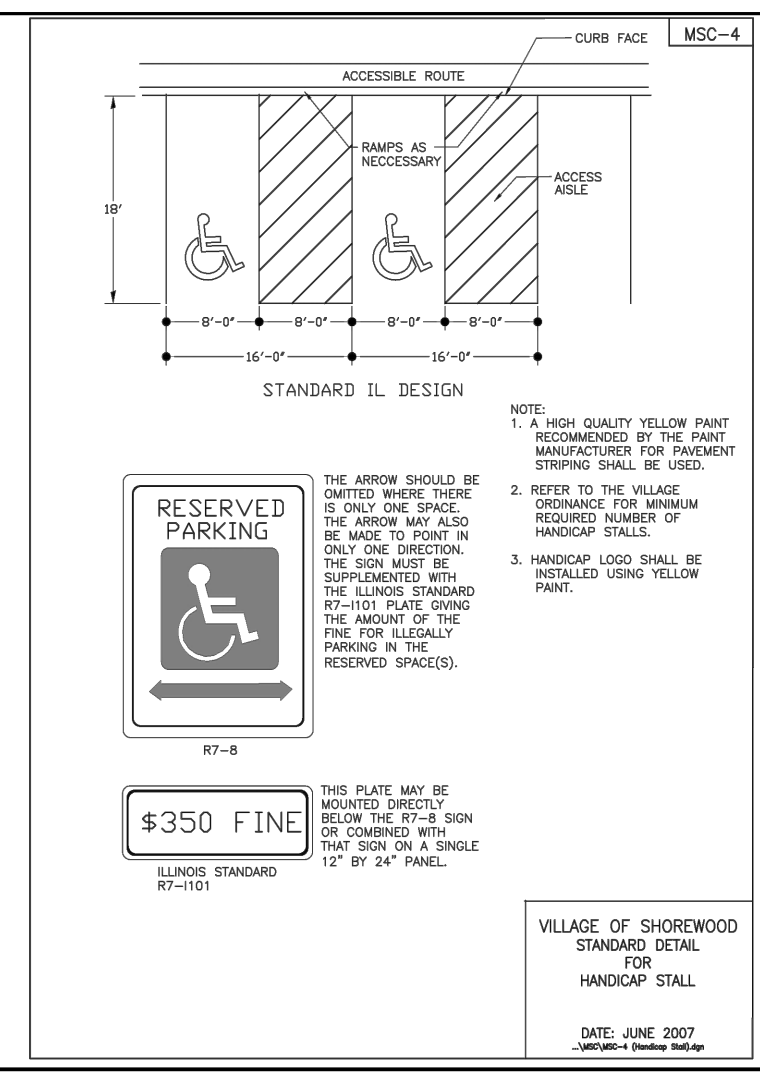
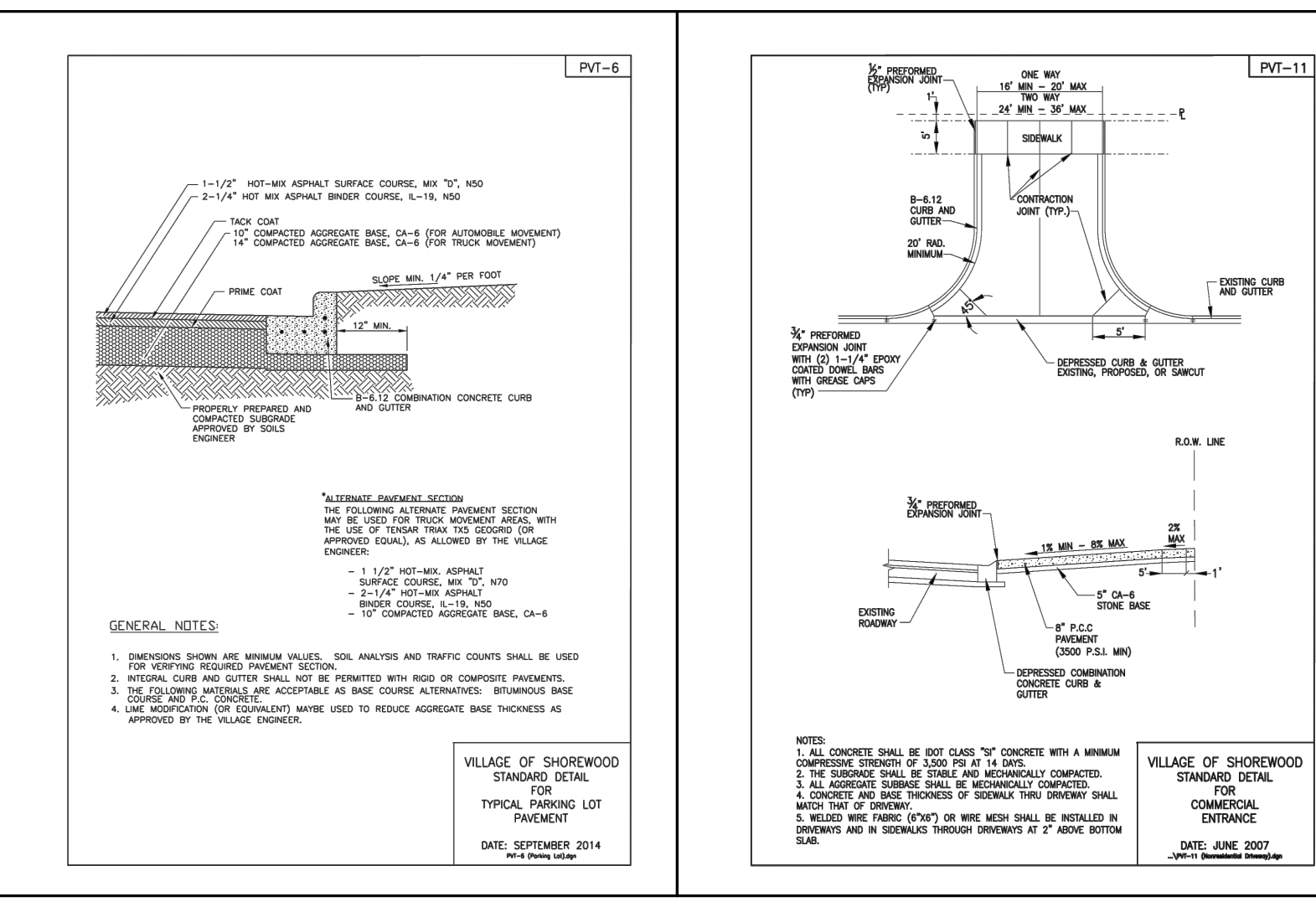
EARTHWORK

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 PROFILES IN 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 MATERIAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.
6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.
8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"). IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.
10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).
11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.
12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ANY 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 JOINT. ALL SIDEWALKS 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 1-102 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.

ALL DISTURBED AREAS SHALL BE SEEDED WITH DOT CLASS 1 SEEDMIX



NO.	DATE	NOTES
1	7.21.20	WEEK REVIEW LETTER 5.21.20
2	6.24.20	SHOREWOOD REVIEW LETTER 6.19.20

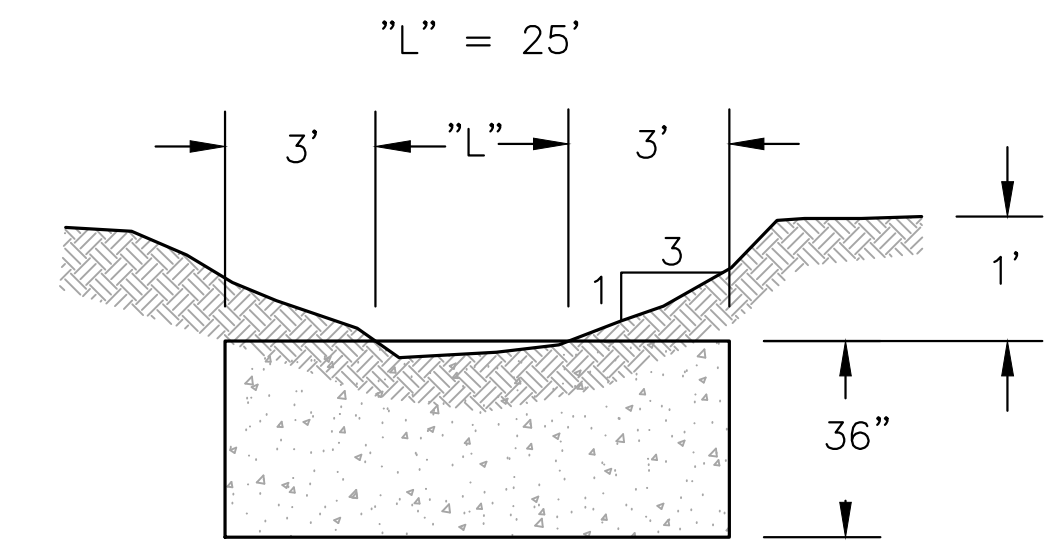
TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

PREPARED FOR:
JAMES & DENISE MAFFEO
1223 BUELL AVE, JOLIET, IL

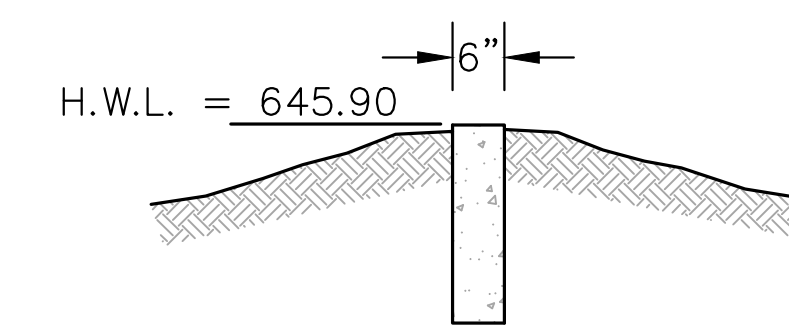
FOUR SEASONS STORAGE FACILITY
GENERAL NOTES & DETAILS

PROJECT NO.	19 447 02	SHEET NO.	7
SCALE:	NTS		
DATE:	JAN 16, 2020		

OF 8 SHEETS



FRONT VIEW

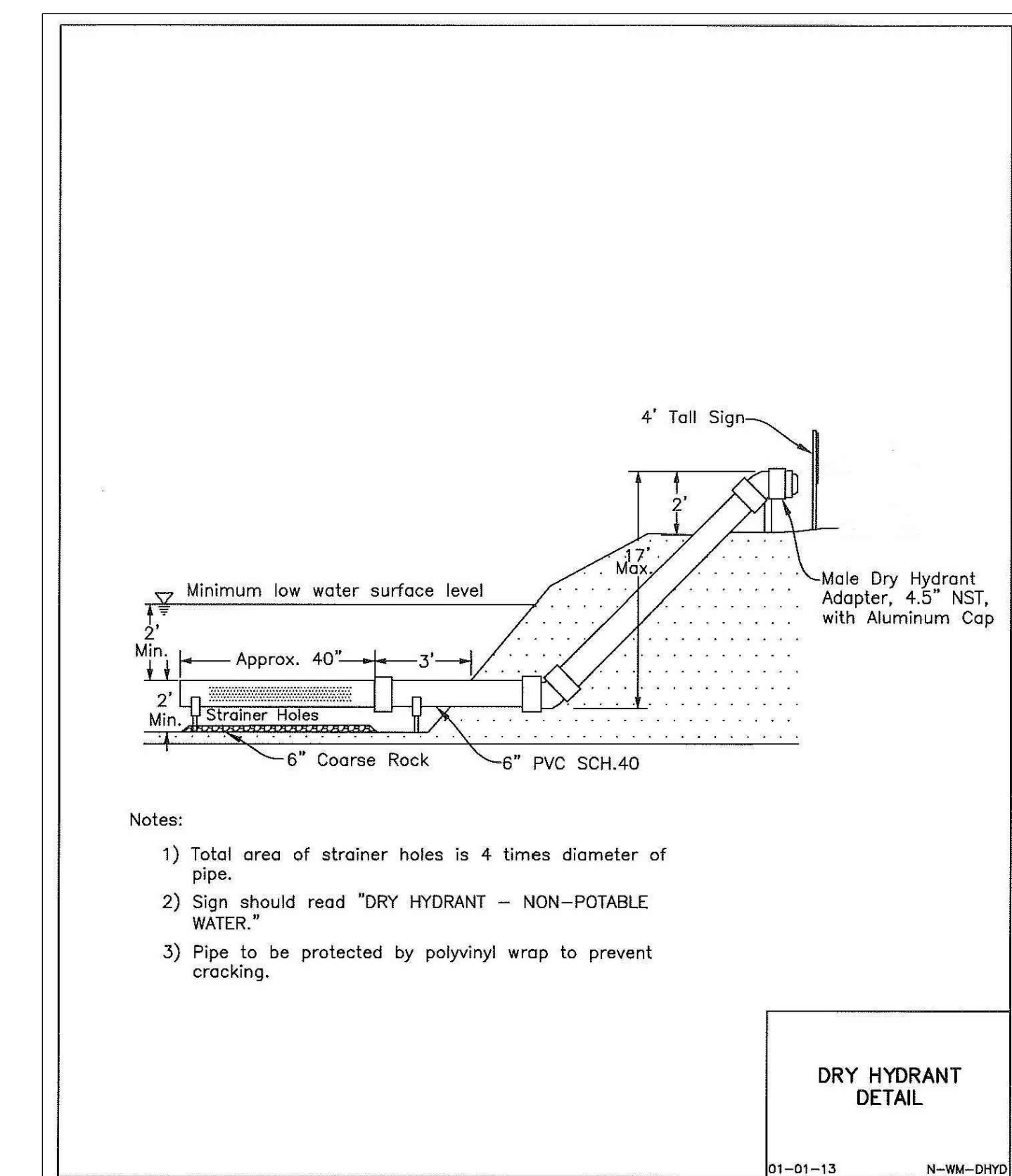
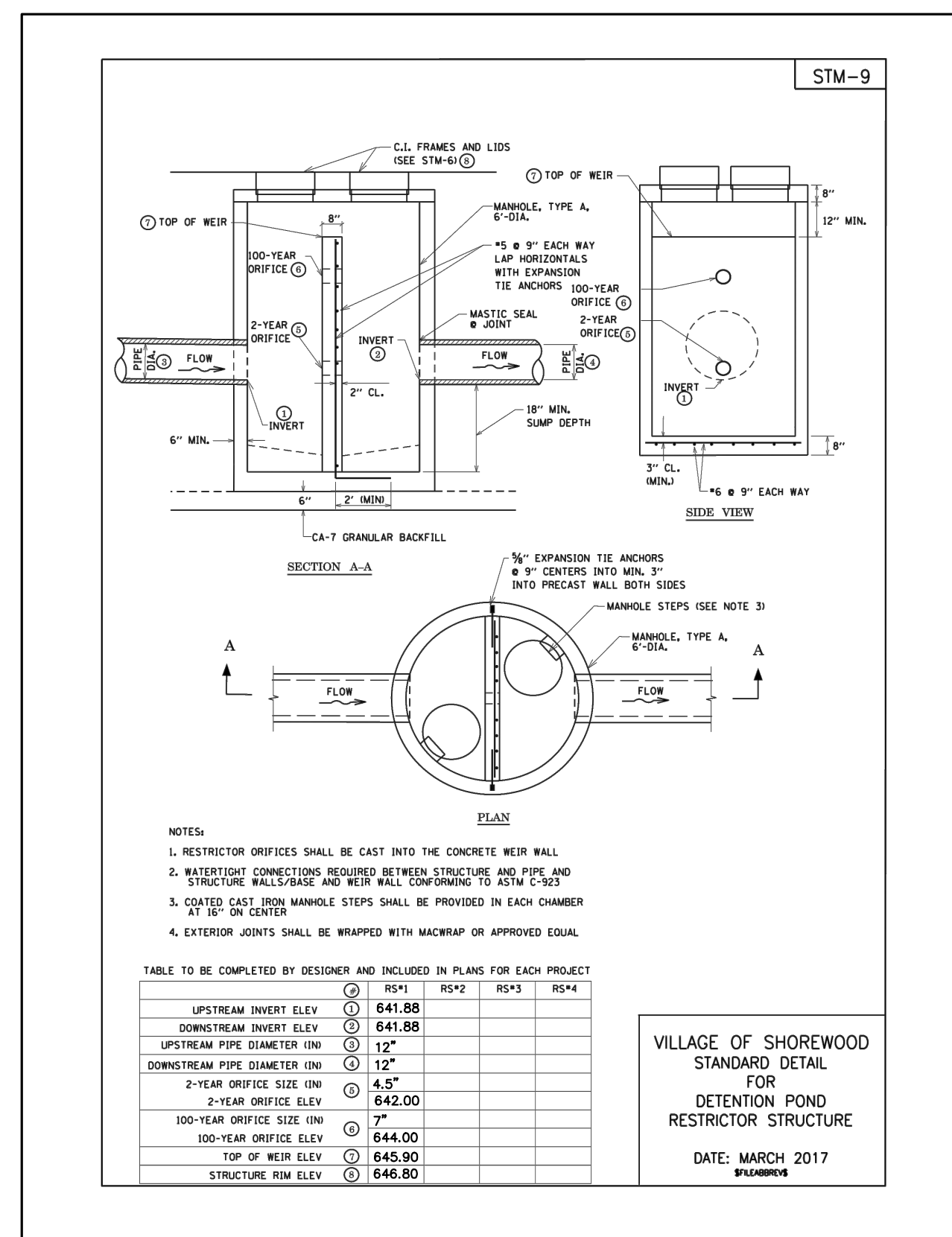


SIDE VIEW

CONCRETE OVERFLOW DETAIL

N.T.S.

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



Kendall County Web GIS



July 17, 2020

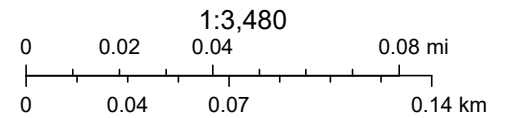
 Current Ownership Parcels

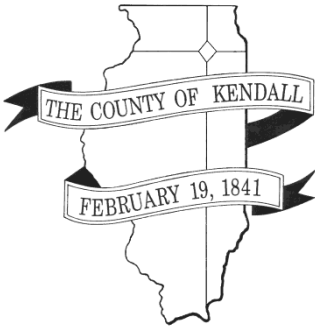
 Kendall County Addresses

Zoning

 A1

 B4





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
 Kendall County Addresses A1
 B4

[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 Tebrugge	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.2.10⁹³

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.



**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Hansel Ridge, LLC
[Redacted]

202000004426
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

(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

4

HANSEL RIDGE, LLC

By: 
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.



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


**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)

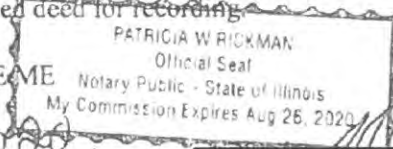
Theresa Dollinger, being duly sworn on oath, states that affiant resides at [redacted] And further states that: (please check the appropriate box)

- 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 [Redacted])

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 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, 2022.

[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, 2022
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 11 day of August, 2021


 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

(seal)  [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:

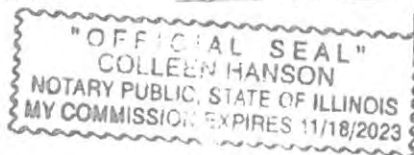
[Redacted Signature]

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)

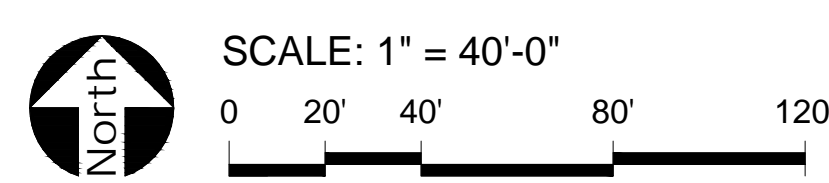


[Redacted Signature] Notary Public

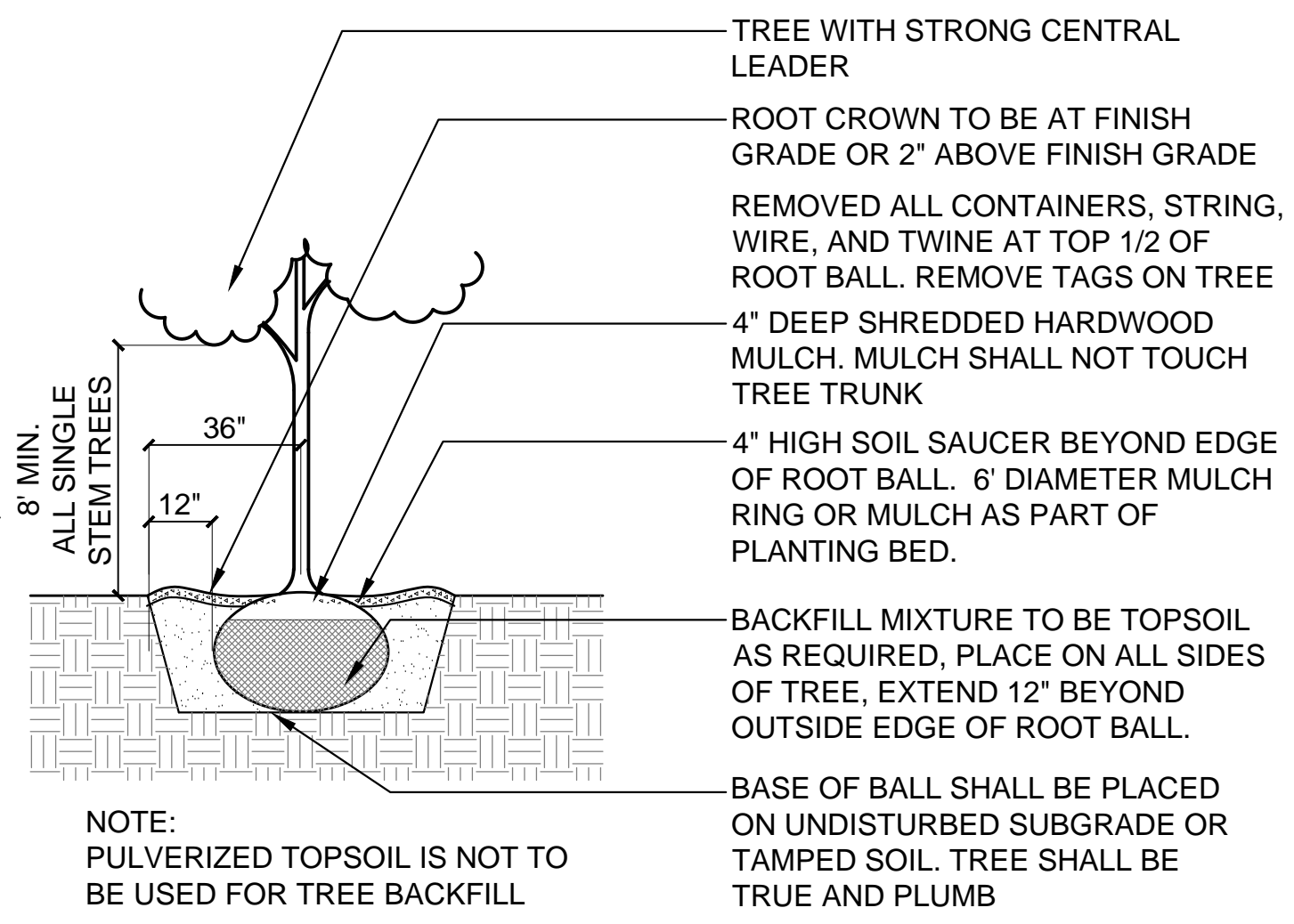


ADJACENT LOT, NOT INCLUDED

Storage Unit Facility

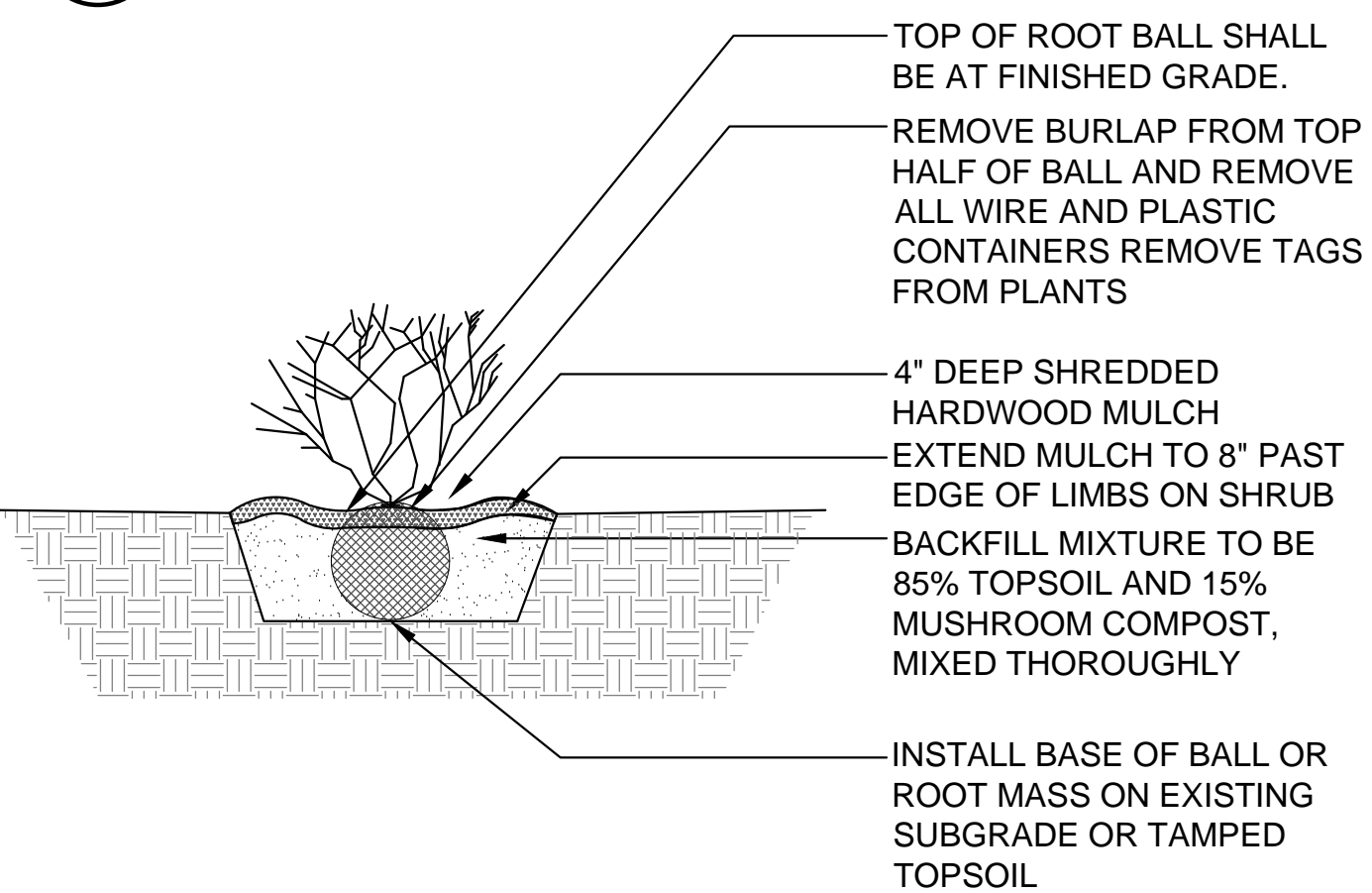


Attachment 2



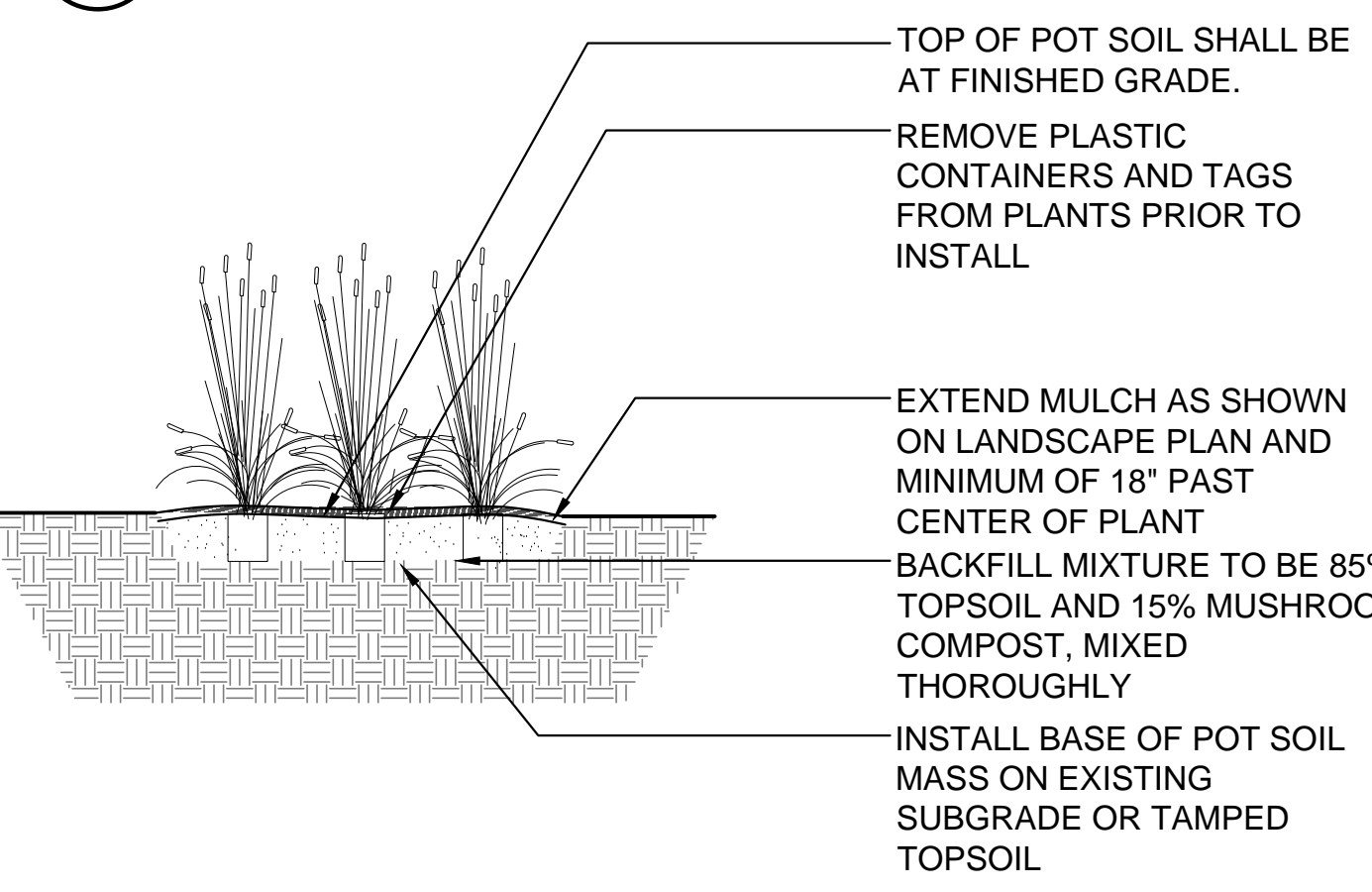
1 Tree Installation

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 'Densiflora'</i>	Dense Yew
3	Total		

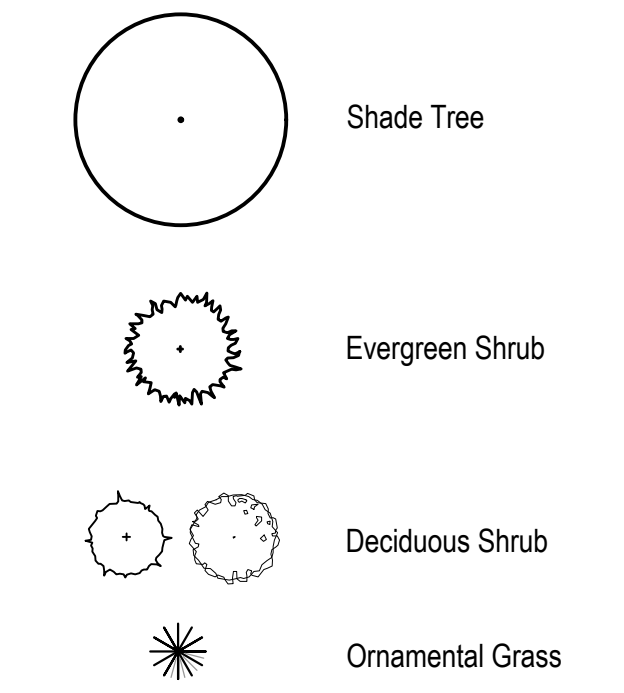
Deciduous Shrubs - Balled and Burlap or Container			
Qty.	Size	Botanical Name	Common Name
3	24" Ht. x 24" Spr.	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Viburnum
4	36" Ht. x 24" Spr.	<i>Syringa x 'Penda'</i>	Purple Bloomerang Lilac
10	18" Ht. x 24" Spr.	<i>Weigela x 'Dark Horse'</i>	Dark Horse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

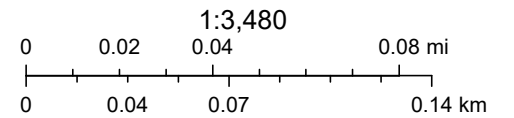
 Current Ownership Parcels

 Kendall County Addresses

Zoning

 A1

 B4



DENTAL *dreams*
dentistry for KIDS and ADULTS

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

110



DRIVE THRU AND CARRY OUT OPEN

