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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**MEMORANDUM**

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To: Kendall County Planning, Building & Zoning Committee  
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner  
Date: March 25, 2021  
Re: Petition 21-15 Request for Minor Amendment to a Special Use Permit for Indoor/Outdoor Storage Near County Line Road and Route 52

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On September 15, 2020, the Kendall County Board approved Ordinance 2020-14, granting a special use permit for an indoor/outdoor storage business approximately 0.15 miles north of the intersection of Route 52 and County Line Road on the west side of County Line Road in Seward Township.

Condition 4.B of the Ordinance stated that the fencing and landscaping had to be installed within two hundred forty (240) days of the approval of the special use permit ordinance. A copy of Ordinance 2020-14 is attached to this memo.

On March 22, 2021, the Petitioner submitted a request for an amendment to the special use permit to extend the deadline for installing the fencing and landscaping to October 31, 2021. The Petitioner stated that the project was impacted by the COVID closures and the desire to install the landscaping after the private road and detention pond were installed. A copy of the application is attached to the memo.

Petition information was sent to Seward Township and the Village of Shorewood on March 25, 2021.

Staff recommends approval of the requested extension because of the unique situation caused by the COVID pandemic.

If the Planning, Building and Zoning Committee wishes to approve the request, a draft minor amendment is attached.

If the Planning, Building and Zoning Committee wishes to deny the minor amendment and if the Petitioner desires the amendments, the Petitioner would be required to go through the major amendment to a special use process as outlined in the Kendall County Zoning Ordinance.

If you have any questions, please let me know.

Thanks,

MHA

ENCs: Application Material  
Ordinance 2020-14  
Draft Minor Amendment



**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		
Four Seasons Storage, LLC		
CURRENT LANDOWNER/NAME(s)		
9+ acres	Rt. 52 & Countyline Rd, Shorewood, IL	(0.15 miles North of S 2)
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
Vacant	B-3 Special Use for indoor Storage Facility	09-13-200-002
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply):* See attached Exhibit		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input checked="" type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input checked="" type="checkbox"/> Minor)		
PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Daniel J. Kramer	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
JOHN Tebrugge	[REDACTED]	[REDACTED]
ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
[REDACTED]	[REDACTED]	[REDACTED]
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]		3/19/2021

FEE PAID: \$ 150  
 CHECK #: 1475

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

## **EXHIBIT A**

Applicant/Owner of the Property and Developer of the Storage Facility seeks an extension of installation of Landscaping to October 31, 2021. Applicant has duly processed its Zoning Application with Kendall County which has been granted for some time. Due to COVID lockdowns, the Lender who originally signed on for the project withheld funds on the project and a new Lender has been secured. Additionally the Village of Shorewood is expected to signoff on the Final Plat after COVID lockdown, delay and additional duplicative costs in April, 2021 which has delayed the actual start of the project physically.

The landscaping will be the last thing added after the private road is constructed, the site is earth balanced, and a detention pond and fencing is installed. We believe by Fall all work should be completed. That is the reason for the practical request so that they are not installing Landscaping that would be destroyed during the construction project.



202000018371

**DEBBIE GILLETTE**  
RECORDER - KENDALL COUNTY, IL

RECORDED: 9/21/2020 01:19 PM  
ORDI: 57.00 RHSPS FEE: 10.00

PAGES: 21

POOR COPY  
RECORDER'S OFFICE  
NOT RESPONSIBLE

State of Illinois  
County of Kendall

Zoning Petition  
#19-39

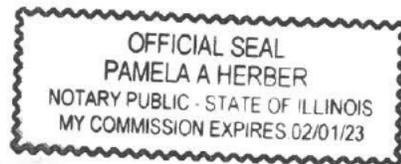
**ORDINANCE # 2020-14**

**MAP AMENDMENT FOR REZONING 4.01 ACRES +/- TO B-3 HIGHWAY BUSINESS DISTRICT AND GRANTING SPECIAL USE PERMITS FOR AN OUTDOOR STORAGE FACILITY AND A SELF-SERVICE STORAGE FACILITY AND A MAP AMENDMENT REZONING 4.67 +/- ACRES TO B-2 GENERAL BUSINESS DISTRICT FOR THE NORTHEASTERN PORTION OF THE PARCEL LOCATED ON THE NORTHWEST CORNER ROUTE 52 AND COUNTY LINE ROAD ALSO KNOWN AS 195 ROUTE 52 AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 09-13-200-002 IN SEWARD TOWNSHIP**

Rezone from A-1 to B-3 With Special Use Permits (4.01 Acres) and to B-2 (4.67 Acres)

Mailed to and Prepared by:  
Matthew Asselmeier  
111 West Fox Street Rm. 203  
Yorkville, IL 60560

SEAL



Subscribed and sworn to before me  
This 18<sup>th</sup> day of September, 2020



Matthew Asselmeier  
Kendall County Senior Planner



Notary Public



ORDINANCE NUMBER 2020- 14

**MAP AMENDMENT REZONING 4.01 ACRES +/- TO B-3 HIGHWAY BUSINESS DISTRICT AND GRANTING SPECIAL USE PERMITS FOR AN OUTDOOR STORAGE FACILITY AND A SELF-SERVICE STORAGE FACILITY AND A MAP AMENDMENT REZONING 4.67 +/- ACRES TO B-2 GENERAL BUSINESS DISTRICT FOR THE NORTHEASTERN PORTION OF THE PARCEL LOCATED ON THE NORTHWEST CORNER ROUTE 52 AND COUNTY LINE ROAD ALSO KNOWN AS 195 ROUTE 52 AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 09-13-200-002 IN SEWARD TOWNSHIP**

Rezone from A-1 to B-3 With Special Use Permits (4.01 Acres) and to B-2 (4.67 Acres)

*WHEREAS*, Section 13.07 of the Kendall County Zoning Ordinance permits the Kendall County Board to approve map amendments and provides the procedure through which map amendments are granted; and

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

*WHEREAS*, Section 9.04.C.20 of the Kendall County Zoning Ordinance permits the operation of outdoor storage businesses as a special use with certain restrictions in the B-3 Highway Business Zoning District; and

*WHEREAS*, Section 9.04.C.28 of the Kendall County Zoning Ordinance permits the operation of self-service storage facility businesses as a special use with certain restriction in the B-3 Highway Business Zoning District; and

*WHEREAS*, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 8.68 +/- acres located at the northeastern corner of the parcel located at the northwest corner of Route 52 and County Line Road, also known as, 195 Route 52 (PINs: 09-13-200-002), in Seward Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

*WHEREAS*, at the time of original application the subject property was owned Hansel Ridge, LLC and is represented by John Dollinger; and

*WHEREAS*, Goprobball, LLC, as represented by Jason Shelley, purchased the subject property from Hansel Ridge, LLC; and

*WHEREAS*, James and Denise Maffeo, purchased the subject property from Goprobball, LLC and record title is held in the name of Four Season Storage, LLC, an Illinois Liability Company; and

*WHEREAS*, John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelley on Behalf of Goprobball, LLC, and James and Denise Maffeo on Behalf of Four Seasons Storage, LLC, an Illinois Limited Liability Company shall hereinafter be referred to as “Petitioner”; and

*WHEREAS*, on or about September 30, 2019, Petitioner’s representative filed a petition for a Map Amendment rezoning the subject property from A-1 Agricultural to B-3 Highway Business District and for Special Use Permits to operate an outdoor storage business and a self-service storage facility business on the subject property; and

WHEREAS, on or about April 21, 2020, Petitioner's representative amended the petition to rezone 4.67 +/- acres of the subject property to B-2 General Business District and 4.01 +/- acres to B-3 Highway Business District; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on January 9, 2020, the Kendall County Zoning Board of Appeals started a public hearing on January 27, 2020, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville and said hearing was continued to March 2, 2020, and continued to June 29, 2020, and continued to July 27, 2020, at the same time and location at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested Map Amendments and Special Use Permits and zero members of the public asked questions or testified in favor or testified in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their findings of fact and recommended approval of the Map Amendments and Special Use Permits with restrictions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated July 27, 2020, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of approval of the requested Map Amendments and Special Use Permits; and

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

WHEREAS, this special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property; and

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

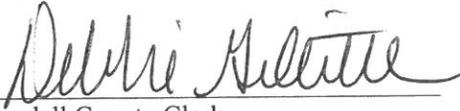
1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for a Map Amendment rezoning 4.67 +/- acres of the subject property from A-1 Agricultural District to B-2 General Business District as outlined in the legal description attached hereto as Exhibit A.
3. The Kendall County Board hereby grants approval of Petitioner's petition for a Map Amendment rezoning the 4.01 +/- acres of the subject property from A-1 Agricultural District to B-3 Highway Business District as outlined in the legal description attached hereto as Exhibit A.
4. The Kendall County Board hereby grants approval of Petitioner's petition for special use permits for an outdoor storage business and a self-service storage business on the portion of the subject property rezoned to B-3 Highway Business District subject to the following conditions:

- A. The site shall be developed substantially in accordance with the attached site plan attached hereto as Exhibit C, landscaping plan attached hereto as Exhibit D, and photometric plan attached hereto as Exhibit E.
- B. 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 (Exhibit D) within two hundred forty (240) 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.
- C. One (1) two (2)-sided illuminated sign may be installed on the subject property in substantially the location shown on the landscaping plan (Exhibit D). 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.
- D. 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.
- E. The owners of the business allowed by this special use permit shall construct all of the storage buildings shown on the site plan (Exhibit C) 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.
- F. 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.
- G. None of the vehicles stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by these special use permits.
- H. 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.
- I. 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.
- J. The total maximum number of employees combined for the businesses allowed by these special use permit shall be five (5), including the business owners.
- K. 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.
- L. 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.

- M. The operator(s) of the businesses allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.
  - N. 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.
5. All ordinances in conflict with this ordinance are hereby repealed.
  6. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.
  7. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect these Map Amendments and Special Use Permits.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 15<sup>th</sup> day of September, 2020.

Attest:

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

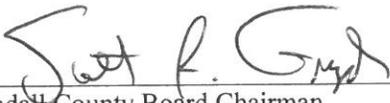
  
\_\_\_\_\_  
Kendall County Board Chairman  
Scott R. Gryder



Exhibit A

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.

## Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on July 27, 2020, by a vote of seven (7) in favor and zero (0) in opposition.

### **FINDINGS OF FACT-MAP AMENDMENTS**

§ 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.

*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.**

### **FINDINGS OF FACT-SPECIAL USE PERMITS**

§ 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.

*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."***

## **RECOMMENDATIONS**

Approval of the requested map amendments.

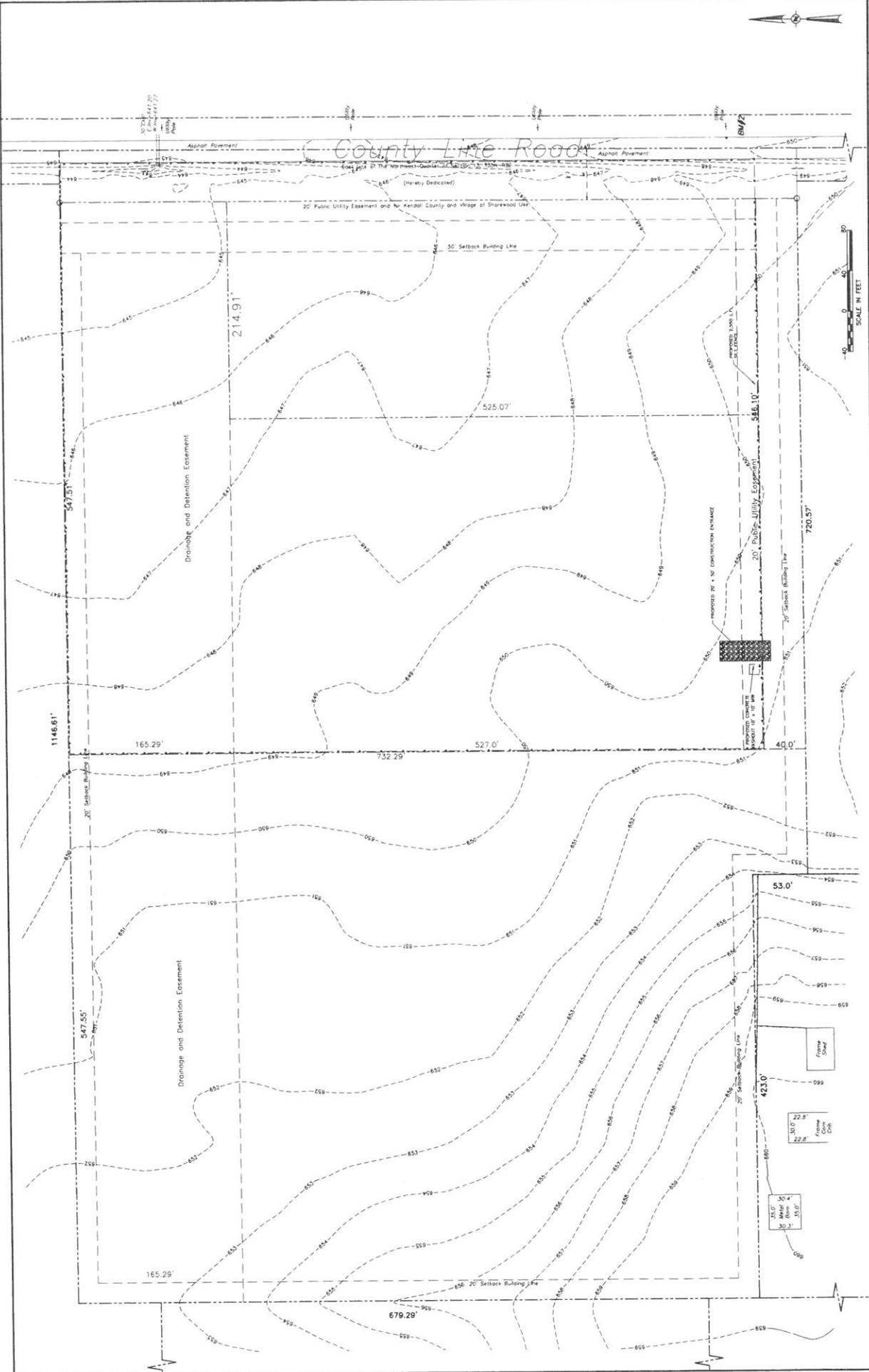
Approval of the special use permits with the following conditions and restrictions:

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 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.





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

**FOUR SEASONS STORAGE FACILITY  
EXISTING CONDITIONS & DEMOLITION PLAN**

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

NO.	DATE	DESCRIPTION
1	11/17/19	ISSUED FOR PERMIT
2	1/16/20	ISSUED FOR CONSTRUCTION

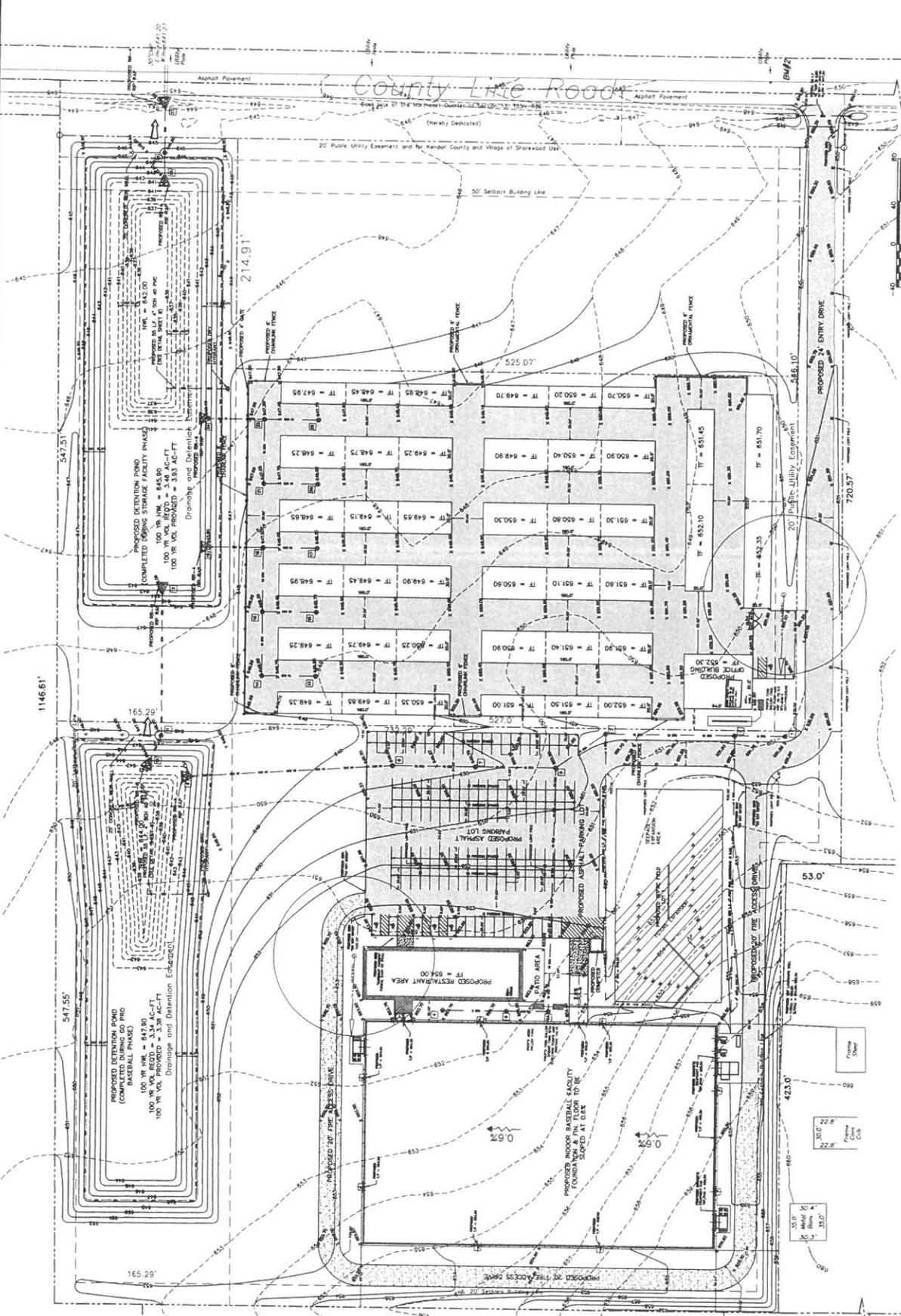
**TEBRUGGE ENGINEERING**  
408 E. CHERRY STREET - SUITE 100 - BLOOMINGTON, IL 61701  
PHONE: (312) 399-1500  
WWW.TEBRUGGEENGINEERING.COM





**EXISTING SURFACE ELEVATIONS**

- 1. EXISTING FINISH GRADE
- 2. EXISTING PROPOSED FINISH GRADE
- 3. EXISTING PROPOSED FINISH GRADE
- 4. EXISTING PROPOSED FINISH GRADE
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- 100. EXISTING PROPOSED FINISH GRADE



PROJECT NO. 19-447-03 SHEET NO. **5**  
 SCALE 1" = 40'  
 DATE JAN 16, 2020 OF 8 SHEETS

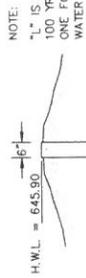
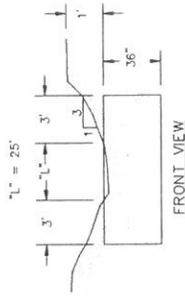
PREPARED FOR:  
**JAMES & DENISE MAFFEO**  
 1223 BUELL AVE, JOUET, IL

TEBRUGGE ENGINEERING  
 1015 E. CHURCH STREET - SUITE A • KANSAS CITY, MO 64108  
 PHONE: 816-766-0114 TEBRUGGEENGINEERING.COM

FOUR SEASONS STORAGE FACILITY  
 OVERALL CIVIL SITE PLAN







CONCRETE OVERFLOW DETAIL  
N.T.S.

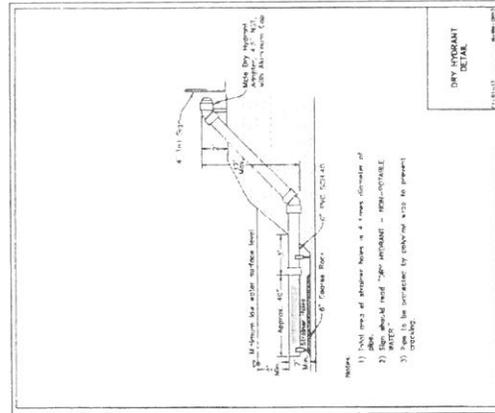
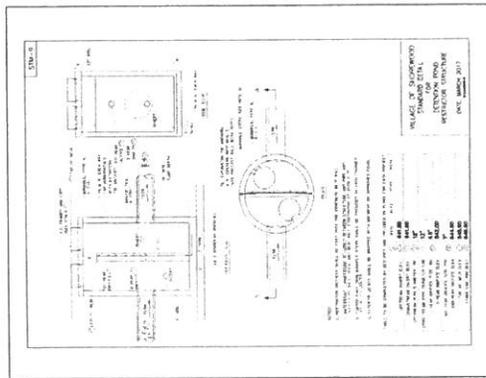
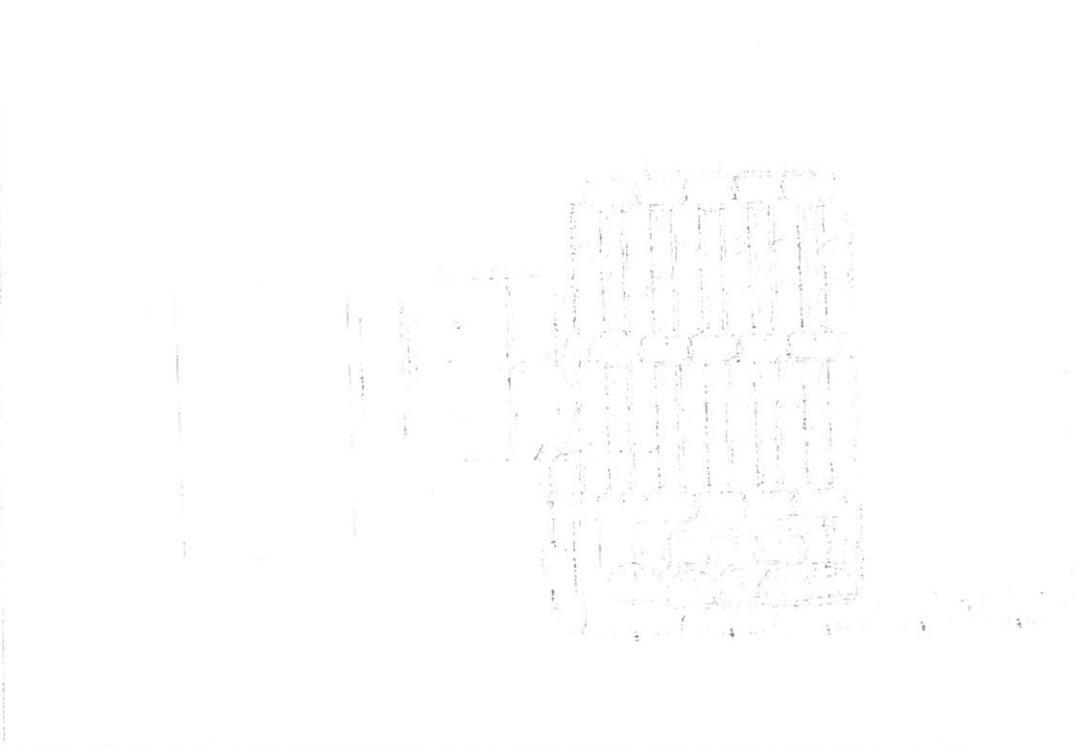




Exhibit E



Luminaire Schedule Part numbers are provided by the manufacturer and are only intended to be used as a reference for output and efficacy used

Symbol	Qty	Tag	Label	Arrangement	Lum. System	Air Term Lumens	Term. Watts	Air Wch	III	Description	Manufacturer
L	1	A1	PAR230-160-W	Single	PAR230	2145	157	157	CRP	PAR230-160-W-7-40	HUEB
M	1	A2	PAR230-160-W	2 @ 180-DWB	PAR230	2172	157	207	CRP	PAR230-160-W-7-40	HUEB
N	1	A3	PAR230-110-W	2 @ 180-DWB	PAR230	1500	100	170	CRP	PAR230-110-W-7-40	HUEB
J	40	T	INC-SV44-150-4	Single	INC-SV44	745	87	87	CRP	INC-SV44-150-4	HUEB

Calculator Summary

Label	Celltype	Units	Avg	Max	Min	Avg W/L	Max/Min	Description
PAR230-160-W	PAR	157	157	157	157	157	157	PAR230-160-W
PAR230-160-W	PAR	207	207	207	207	207	207	PAR230-160-W
PAR230-110-W	PAR	170	170	170	170	170	170	PAR230-110-W
INC-SV44-150-4	INC	3480	3480	3480	3480	3480	3480	INC-SV44-150-4

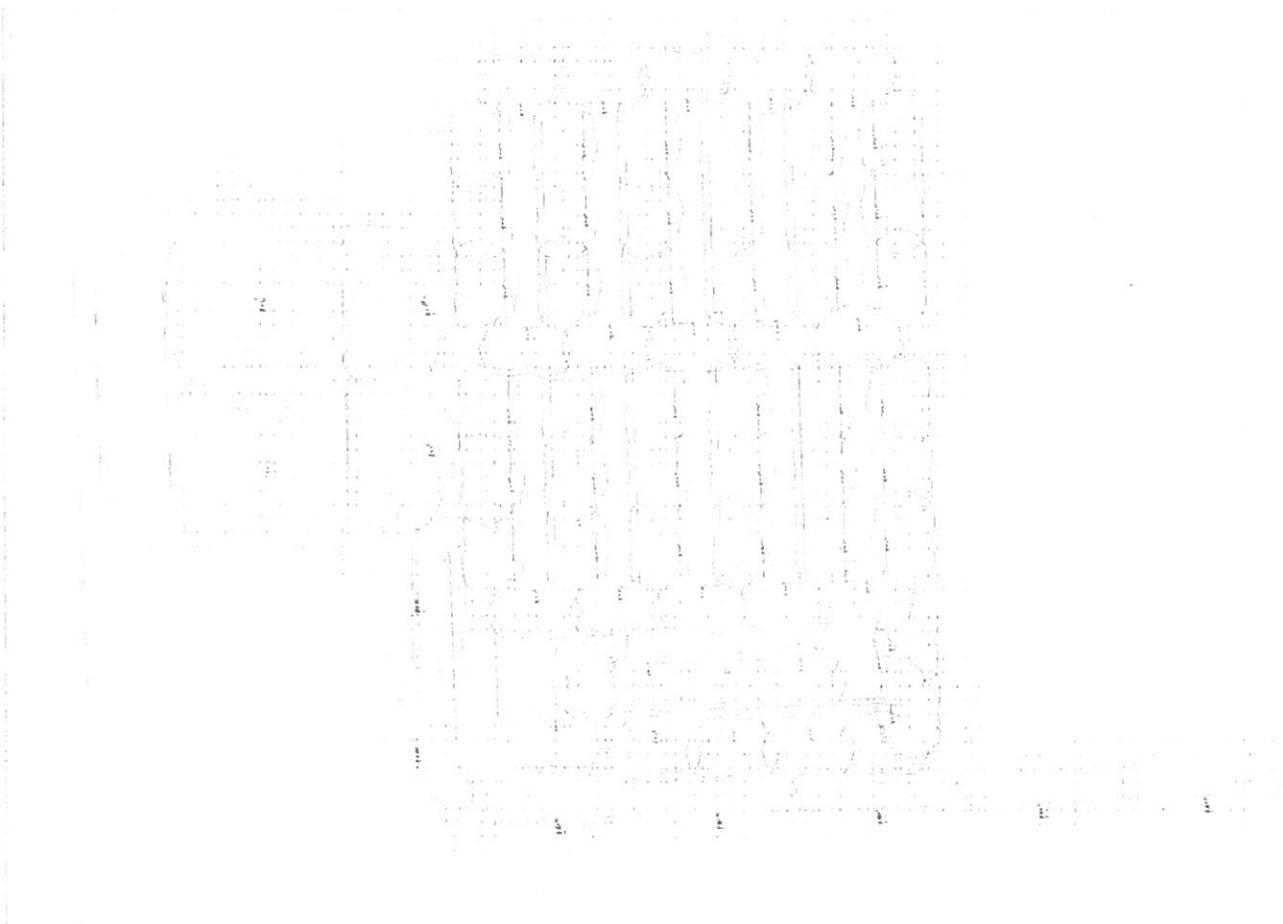
Item	Quantity	Unit	Description
1	1	EA	PAR230-160-W-7-40
2	1	EA	PAR230-160-W-7-40
3	1	EA	PAR230-110-W-7-40
4	40	EA	INC-SV44-150-4

PG Brighton is neither licensed nor insured to determine code compliance. Code compliance review by others.

  
 Project Name: **GO PRO BASEBALL SITE**  
 Location: **FENDAL CO IL**  
 Date: 10/18/2011  
 Drawn by: [Name]  
 Checked by: [Name]

Page 1 of 3

Exhibit E



PG Engineers is neither a licensed nor insured to determine code compliance. Code compliance review by others.

PG  
ENGINEERS

Project Name: **GO PRO BASEBALL SITE**  
Location: **YENDOMI CO. IL**

Drawn By: **Paul Crabb**  
Checked By: **Chris Hill**  
Scale: **1" = 30'**

Project No. \_\_\_\_\_  
Date: \_\_\_\_\_

Page 2 of 3

Exhibit E

Account	Tag (Qty)	Summary	A	B	C	Class	Pr.
1	10	172,274.0 100.4	11,204.44	11,400.00	11	10	C
2	10	172,274.0 100.4	11,204.44	11,400.00	11	10	C
3	10	172,274.0 100.4	11,204.44	11,400.00	11	10	C
4	10	172,274.0 100.4	11,204.44	11,400.00	11	10	C
5	10	172,274.0 100.4	11,204.44	11,400.00	11	10	C
6	10	172,274.0 100.4	11,204.44	11,400.00	11	10	C
7	10	172,274.0 100.4	11,204.44	11,400.00	11	10	C
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9	10	172,274.0 100.4	11,204.44	11,400.00	11	10	C
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64	10	172,274.0 100.4	11,204.44	11,400.00	11	10	C
65	10	172,274.0 100.4	11,204.44	11,400.00	11	10	C
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69	10	172,274.0 100.4	11,204.44	11,400.00	11	10	C
70	10	172,274.0 100.4	11,204.44	11,400.00	11	10	C
71	10	172,274.0 100.4	11,204.44	11,400.00	11	10	C
72	10	172,274.0 100.4	11,204.44	11,400.00	11	10	C

Please refer to the attached spreadsheet to determine code compliance. Code compliance review by others.

enlighten



Project Name: **GO PRO BASEBALL SITE**  
 Location: **FENDALL CO. E**  
 Date: **10/18/2010**  
 User: **B.W.S.**

**MINOR AMENDMENT TO EXISTING SPECIAL USE**

**EXTENDING THE DEADLINE FOR INSTALLING FENCING AND LANDSCAPING ON  
PROPERTY LOCATED APPROXIMATELY 0.15 MILES NORTH OF THE INTERSECTION  
OF ROUTE 52 AND COUNTYLINE ROAD ON THE WEST SIDE OF COUNTYLINE ROAD  
(PIN: 09-13-200-008) IN SEWARD TOWNSHIP**

*WHEREAS*, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Planning, Building and Zoning Committee of the Kendall County Board to approve minor amendments to existing special use permits and provides the procedure through which minor amendments to existing special use permits are granted; and

*WHEREAS*, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the B-3 Highway Business District and consists of approximately 4.01 acres located approximately 0.15 miles north of the intersection of Route 52 and County Line Road on the west side of County Line Road (PIN: 09-13-200-008), in Seward Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

*WHEREAS*, on September 15, 2020, the Kendall County Board approved Ordinance 2020-14 which granted a special use permit for an indoor/outdoor storage business at the subject property; and

*WHEREAS*, Condition Number 4.B of Ordinance 2020-14 stated that the fencing and landscaping had to be installed within 240 days of the approval of the special use permit; and

*WHEREAS*, the subject property is currently owned by Four Seasons Storage, LLC as represented by James and Denise Maffeo and hereinafter shall be referred to as “Petitioner”; and

*WHEREAS*, on or about March 22, 2021, Petitioner’s representative filed a petition for a minor amendment to Condition Number 4.B of Ordinance 2020-14 to extend the deadline for installing the fencing and landscaping to October 31, 2021; and

**NOW, THEREFORE, BE IT ORDAINED, BY THE PLANNING, BUILDING AND ZONING COMMITTEE OF THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS**, as follows:

1. The Planning, Building and Zoning Committee of the Kendall County Board finds that the requested minor amendment will result in equal or better performance than the original condition imposed and the property will still be in substantial compliance with the previously approved Ordinance 2020-14.
2. The Planning, Building and Zoning Committee of the Kendall County Board hereby grants approval of Petitioner’s petition for a minor amendment to Condition Number 4.B of Ordinance 2020-14 by allowing the deadline for installing the fencing and landscaping outlined in Ordinance 2020-14 to be extending until October 31, 2021; this deadline may be extended beyond October 31, 2021 if requested by the property and if the Planning, Building and Zoning Committee deems such an extension necessary.
3. This minor amendment shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

*IN WITNESS OF*, this minor amendment to an existing special use permit has been enacted by a majority vote of the Planning, Building and Zoning Committee of the Kendall County Board and is effective this 12<sup>th</sup> day of April, 2021.

State of Illinois  
County of Kendall

Zoning Petition  
#21-15

Attest:

---

Kendall County Zoning Administrator  
Matthew H. Asselmeier

---

Kendall County PBZ Committee Chairman  
Scott Gengler

Exhibit A

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.