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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: September 7, 2021  
Re: Petition 21-34 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 April 12, 2021, the Kendall County Planning, Building and Zoning Committee approved a minor amendment to Ordinance 2020-14 extending the deadline for installation of the fencing and landscaping to October 31, 2021, and allowing the Kendall County Planning, Building and Zoning Committee to extend the deadline if requested by the property owner. A copy of this minor amendment is attached.

On September 1, 2021, the property owner's attorney submitted a request to extend the deadline to June 1, 2022. A copy of this letter is attached.

Petition information was sent to Seward Township and the Village of Shorewood on September 1, 2021. The Village of Shorewood had no objections to this request.

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 amendment, 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 Letter  
Ordinance 2020-14  
Original Minor Amendment  
Draft Minor Amendment for Extension

Law Offices  
of  
***Daniel J. Kramer***  
1107A S. Bridge Street  
Yorkville, Illinois 60560  
630-553-9500  
Fax: 630-553-5764  
dkramer@dankramerlaw.com

Daniel J. Kramer

Kelly A. Helland  
D.J. Kramer

September 1, 2021

Matt Asselmeier and the Planning Building and Zoning Committee  
Kendall County Planning, Building, & Zoning  
Via E-mail: Masselmeier@co.kendall.il.us

RE: FOUR SEASONS STORAGE, LLC

Dear Mr. Asselmeier and PB & Members:

Please be advised that my clients just obtained their final approval from the SBA for their loan on Tuesday August 31, 2021 and can now proceed with the building of the project. They are working on the earth balancing and have ordered the initial building materials from the Building Company. Given that it took the SBA so long for approval and they are starting the work so late in the season it will be impossible for them to install the landscaping and fencing this year. Please take this as Petitioners request to extend the time to install landscaping and fencing to June 1, 2022. Please confirm that we will be on the Agenda for the September PB & Z to approve the same. If you have any questions or concerns please feel free to contact me.

Very truly yours

*Daniel J. Kramer*

Daniel J. Kramer  
Attorney at Law

DJK:cth

cc. James Maffeo



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

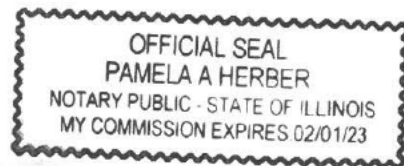
**ORDINANCE # 2020-14**

**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:

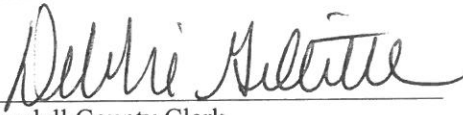
1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby 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.



# 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
---	EXISTING CONTOUR LINE
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATERMAIN
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING GAS SERVICE
---	EXISTING TELEPHONE
---	PROPOSED CONTOUR LINE
---	PROPOSED WATERMAIN
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED GREASE SERVICE LINE
---	PROPOSED VENT LINE
---	EXISTING FENCE LINE
---	PROPOSED SPLIT FENCE
---	EXISTING SPOT SHOT
---	PROPOSED SPOT GRADE
---	PROPOSED
---	WATER
---	WATER
---	HYDRANT
---	VALVE
---	VALVE VAULT
---	INLET-CURB
---	INLET OR MANHOLE
---	FLARED END SECTION
---	CLEANOUT
---	MANHOLE
---	R.O.W. MONUMENT
---	P.K. MARK
---	CHISELED MARK
---	BENCHMARK
---	WIRE & TACK
---	POLE/POLE RELIEF
---	TRAFFIC SIGNAL
---	ELECTRIC VAULT
---	GAS VAULT
---	FLOW DIRECTION
---	UTILITY POLE
---	OUT WIRE LOC.
---	UTL. CABINET
---	UTL. PIEDestal
---	LIGHT POLE
---	TRAFFIC SIGNAL
---	ELECTRIC VAULT
---	GAS VAULT

**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



Know what's below.  
Call before you dig.

Contractors and subcontractors shall verify the location of all underground utilities prior to digging. Contact 311, L.L.E. (Local Utility Locating Experts) at 1-800-492-2121 for details.

**UTILITY STATEMENT**

We, the undersigned, hereby certify that we have caused to be located and marked all existing underground utilities within the limits of the proposed project. We warrant that the location and depth of all utilities shown on this plan are true and correct to the best of our knowledge and belief. We warrant that we have caused to be located and marked all existing underground utilities within the limits of the proposed project. We warrant that the location and depth of all utilities shown on this plan are true and correct to the best of our knowledge and belief. We warrant that we have caused to be located and marked all existing underground utilities within the limits of the proposed project. We warrant that the location and depth of all utilities shown on this plan are true and correct to the best of our knowledge and belief.

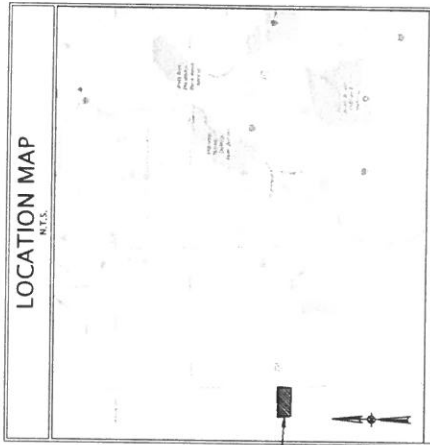


GOOD UNDER MY HAND & SEAL THIS 21<sup>st</sup> DAY OF JULY, 2020.

PROFESSIONAL ENGINEER'S CERTIFICATION  
STATE OF ILLINOIS, COUNTY OF KENDALL  
JAMES & DENISE MAFFEO, REGISTERED PROFESSIONAL ENGINEER  
NO. 0062-041928 EXPRES NOV. 30, 2021

I, JOHN J. TERRIBBLE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM AWARE OF ALL REQUIREMENTS BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIONS OF THE CLIENT'S PROJECT.

CERTIFICATE OF WORK BY TERRIBBLE ENGINEERING  
ALL RIGHTS RESERVED. NO PART OF THESE PLANS, ENGINEERING OR ARCHITECTURE, OR ANY PART THEREOF, MAY BE REPRODUCED, COPIED, EITHER IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF TERRIBBLE ENGINEERING.



**BENCHMARKS:**

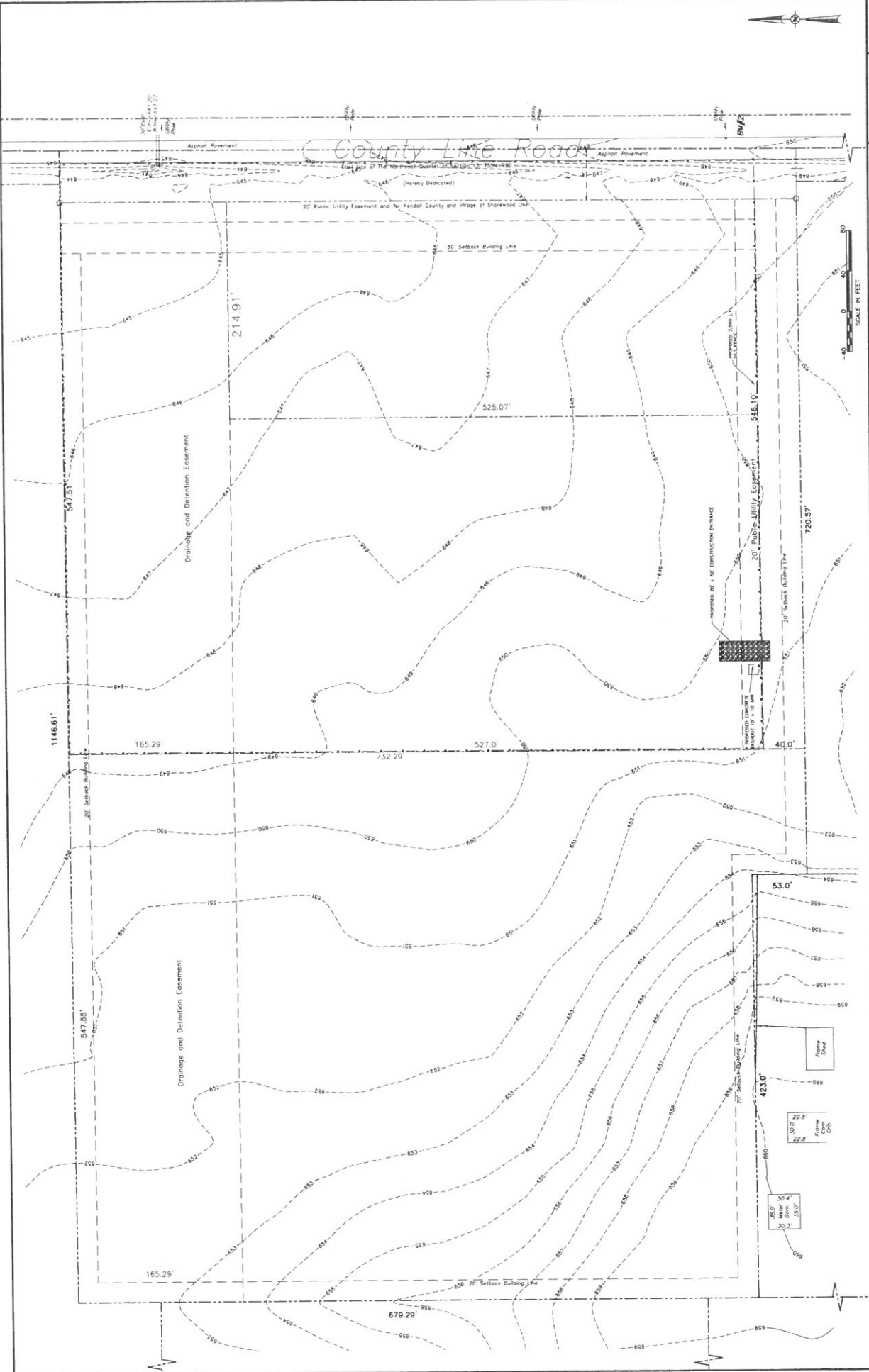
BM45 - Monoid in the east corner of building 101, 101 East North of the Northwest Corner of the Subject Property.  
Elevation = 452.28 NAVD 29  
BM46 - Peg nail in the east corner of building 102, 102 East North of the Northwest Corner of the Subject Property.  
Elevation = 445.45 NAVD 29

**PLANS PREPARED FOR:**

JAMES & DENISE MAFFEO  
1223 BUELL AVENUE  
MINOOKA, IL 60447  
PHONE: (815) 955-9914



**CIVIL ENGINEER:**  
TERRIBBLE ENGINEERING  
410 E. CHURCH ST., SUITE A  
MINOOKA, IL 60447  
(815) 786-0105  
WWW.TERRIBBLEENGINEERING.COM



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	REVISED FOR CONSTRUCTION

**TERRUGGE ENGINEERING**  
408 E. CHERRY STREET - SUITE 100 - BLOOMINGTON, IL 61704  
PHONE: (312) 326-1500  
WWW.TERRUGGEENGINEERING.COM

TYPICAL SOIL PROTECTION CHART

Table with 10 columns (1-10) and 10 rows (A-J) for soil protection chart.

- 1. 1/2" = 1' Scale
2. 1/4" = 1' Scale
3. 1/8" = 1' Scale
4. 1/16" = 1' Scale

SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

Table with 2 columns: Activity, Start Date, End Date. Includes rows for Construction, Erosion Control, and Final Stabilization.

1) CONTRACTOR SHALL UPDATE THE TABLE BY SHOWING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESS.
2) THIS SCHEDULE MUST CORRELATE WITH SEQUENCE OF CONSTRUCTION.

CONTRACTOR / OWNER SHALL CONSIDER THE FOLLOWING:
PROTECT EXISTING UTILITIES AND HAVE THEM LOCATED BY THE CONTRACTOR'S CERTIFICATION.
ALL CONTRACTORS AND SUBCONTRACTORS REQUIRED IN A STORM WATER POLLUTION PREVENTION PLAN SHALL BE IDENTIFIED AS PART OF THE CERTIFICATION.

CONTRACTOR IDENTIFICATION
CONTRACTOR NAME & TITLE
ADDRESS
PHONE #
SIGNATURE
DATE

CONTRACTOR IDENTIFICATION
CONTRACTOR NAME & TITLE
ADDRESS
PHONE #
SIGNATURE
DATE

CONTRACTOR IDENTIFICATION
CONTRACTOR NAME & TITLE
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DATE

CONTRACTOR IDENTIFICATION
CONTRACTOR NAME & TITLE
ADDRESS
PHONE #
SIGNATURE
DATE

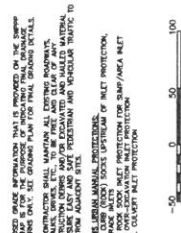
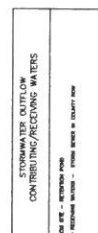
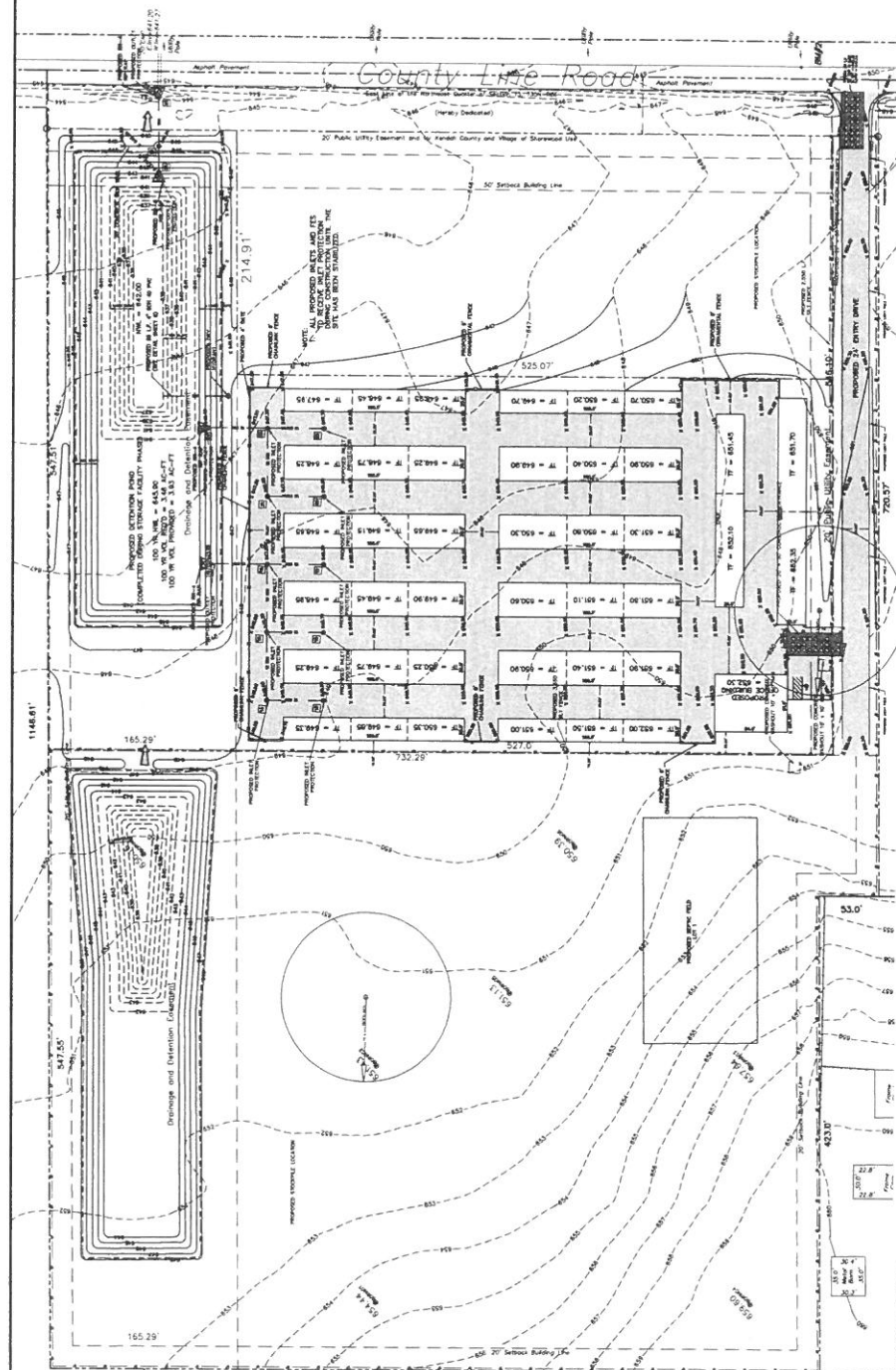
CONTRACTOR IDENTIFICATION
CONTRACTOR NAME & TITLE
ADDRESS
PHONE #
SIGNATURE
DATE

CONTRACTOR IDENTIFICATION
CONTRACTOR NAME & TITLE
ADDRESS
PHONE #
SIGNATURE
DATE

CONTRACTOR IDENTIFICATION
CONTRACTOR NAME & TITLE
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ADDRESS
PHONE #
SIGNATURE
DATE

CONTRACTOR IDENTIFICATION
CONTRACTOR NAME & TITLE
ADDRESS
PHONE #
SIGNATURE
DATE



STORMWATER OUTFLOW
CONTRIBUTING/RECEIVING WATERS
SCALE IN FEET

ACREAGE SUMMARY
TOTAL SITE AREA
TOTAL IMPAVED AREA
TOTAL UNIMPAVED AREA

CONTRACTOR IDENTIFICATION
CONTRACTOR NAME & TITLE
ADDRESS
PHONE #
SIGNATURE
DATE

**GENERAL NOTES**

1. The owner shall provide the site plan, utility maps, and other information necessary for the design of the project.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The contractor shall maintain access to all existing utilities and structures throughout the project.
4. The contractor shall be responsible for the protection and preservation of all existing trees and vegetation.
5. The contractor shall be responsible for the installation and maintenance of all erosion control measures.
6. The contractor shall be responsible for the installation and maintenance of all stormwater management systems.
7. The contractor shall be responsible for the installation and maintenance of all fire protection systems.
8. The contractor shall be responsible for the installation and maintenance of all safety systems.
9. The contractor shall be responsible for the installation and maintenance of all security systems.
10. The contractor shall be responsible for the installation and maintenance of all communication systems.

**EROSION CONTROL**

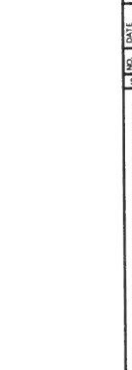
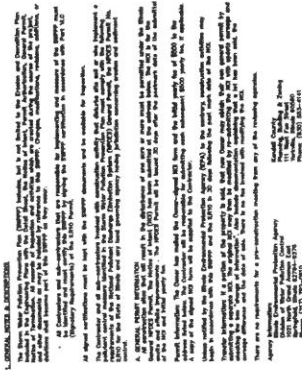
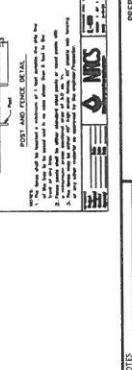
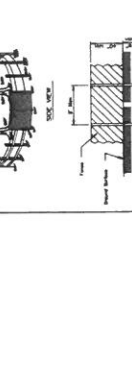
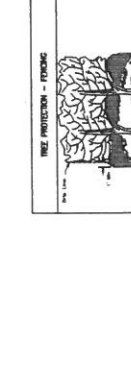
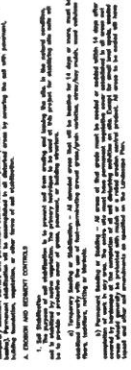
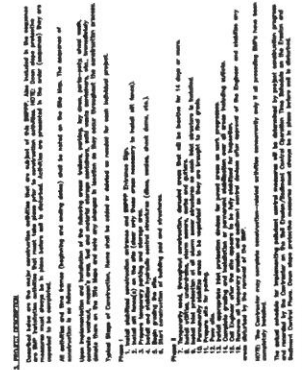
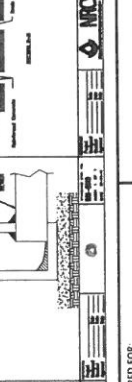
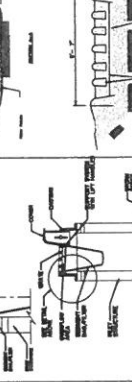
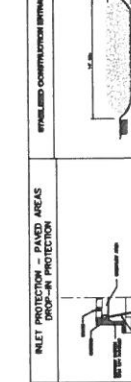
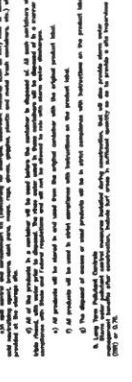
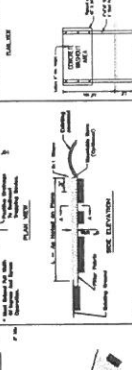
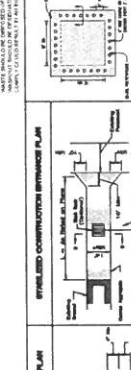
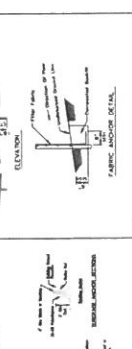
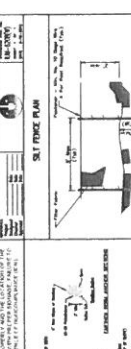
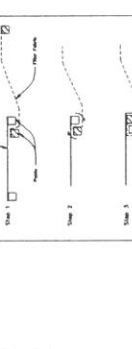
1. The contractor shall install and maintain erosion control measures throughout the project.
2. The contractor shall be responsible for the installation and maintenance of all silt fences.
3. The contractor shall be responsible for the installation and maintenance of all sediment basins.
4. The contractor shall be responsible for the installation and maintenance of all check dams.
5. The contractor shall be responsible for the installation and maintenance of all straw bales.
6. The contractor shall be responsible for the installation and maintenance of all mulch.
7. The contractor shall be responsible for the installation and maintenance of all cover crops.
8. The contractor shall be responsible for the installation and maintenance of all riprap.
9. The contractor shall be responsible for the installation and maintenance of all gabions.
10. The contractor shall be responsible for the installation and maintenance of all stone walls.

**SAFETY AND SECURITY**

1. The contractor shall be responsible for the installation and maintenance of all safety systems.
2. The contractor shall be responsible for the installation and maintenance of all security systems.
3. The contractor shall be responsible for the installation and maintenance of all fire protection systems.
4. The contractor shall be responsible for the installation and maintenance of all communication systems.
5. The contractor shall be responsible for the installation and maintenance of all monitoring systems.
6. The contractor shall be responsible for the installation and maintenance of all access control systems.
7. The contractor shall be responsible for the installation and maintenance of all video surveillance systems.
8. The contractor shall be responsible for the installation and maintenance of all alarm systems.
9. The contractor shall be responsible for the installation and maintenance of all emergency lighting systems.
10. The contractor shall be responsible for the installation and maintenance of all fire extinguishers.

**CONSTRUCTION**

1. The contractor shall be responsible for the installation and maintenance of all construction systems.
2. The contractor shall be responsible for the installation and maintenance of all foundation systems.
3. The contractor shall be responsible for the installation and maintenance of all framing systems.
4. The contractor shall be responsible for the installation and maintenance of all exterior wall systems.
5. The contractor shall be responsible for the installation and maintenance of all interior wall systems.
6. The contractor shall be responsible for the installation and maintenance of all ceiling systems.
7. The contractor shall be responsible for the installation and maintenance of all floor systems.
8. The contractor shall be responsible for the installation and maintenance of all roof systems.
9. The contractor shall be responsible for the installation and maintenance of all mechanical systems.
10. The contractor shall be responsible for the installation and maintenance of all electrical systems.



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

PROJECT NO. 19-447-02  
SCALE: 1" = 40'  
DATE: JAN 11, 2020

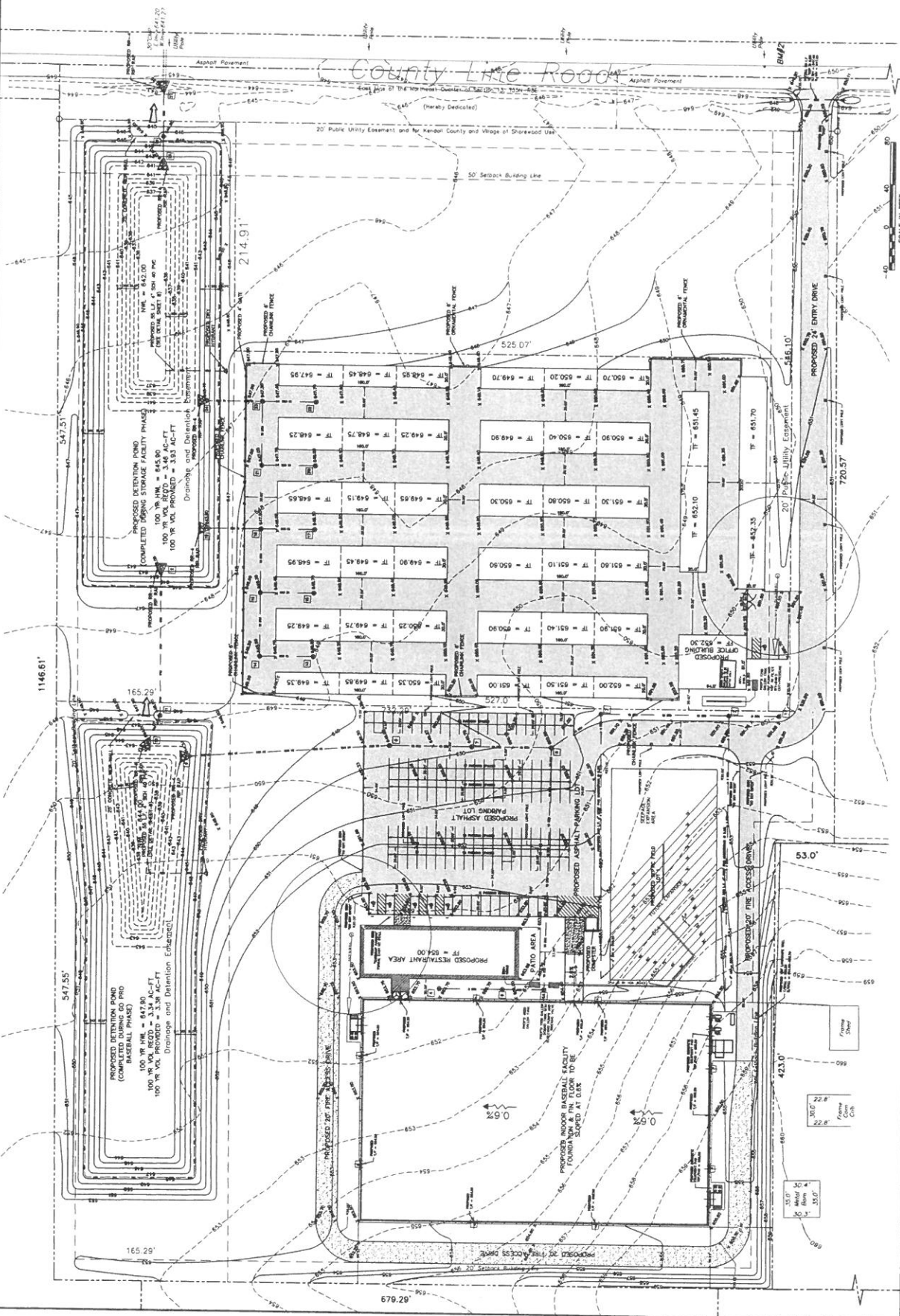
PROJECT NO. 19-447-02  
SCALE: 1" = 40'  
DATE: JAN 11, 2020

FOUR SEASONS STORAGE FACILITY  
STORMWATER POLLUTION & PREVENTION PLAN DETAILS

SHEET NO. 4  
OF 8 SHEETS



EXISTING ELEVATION SURVEILLANCE



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

FOUR SEASONS STORAGE FACILITY  
 OVERALL CIVIL SITE PLAN

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

TEBRUGGE ENGINEERING  
 1015 E. CHURCH STREET - SUITE A • KANSAS CITY, MO 64108  
 PHONE: 816.234.1111 • WWW.TEBRUGGEENGINEERING.COM

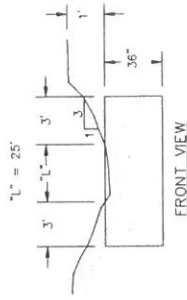
NO.	DATE	NOTES
1	1/16/20	ISSUED FOR PERMITS
2	1/16/20	REVISIONS

APPROVED FOR SUBMITTAL:  
 PROJECT ENGINEER: [Signature]  
 CIVIL ENGINEER: [Signature]

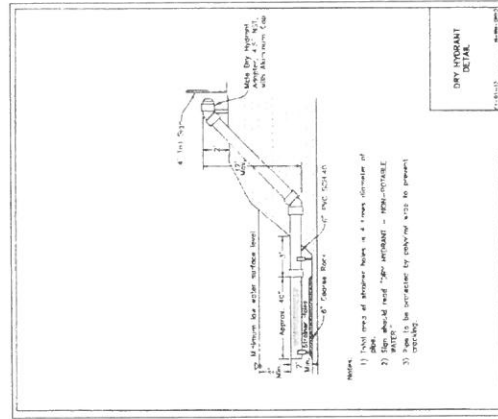
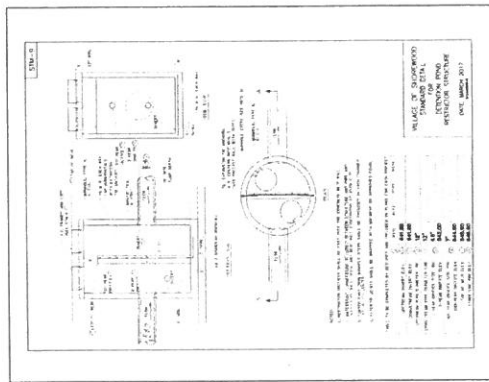
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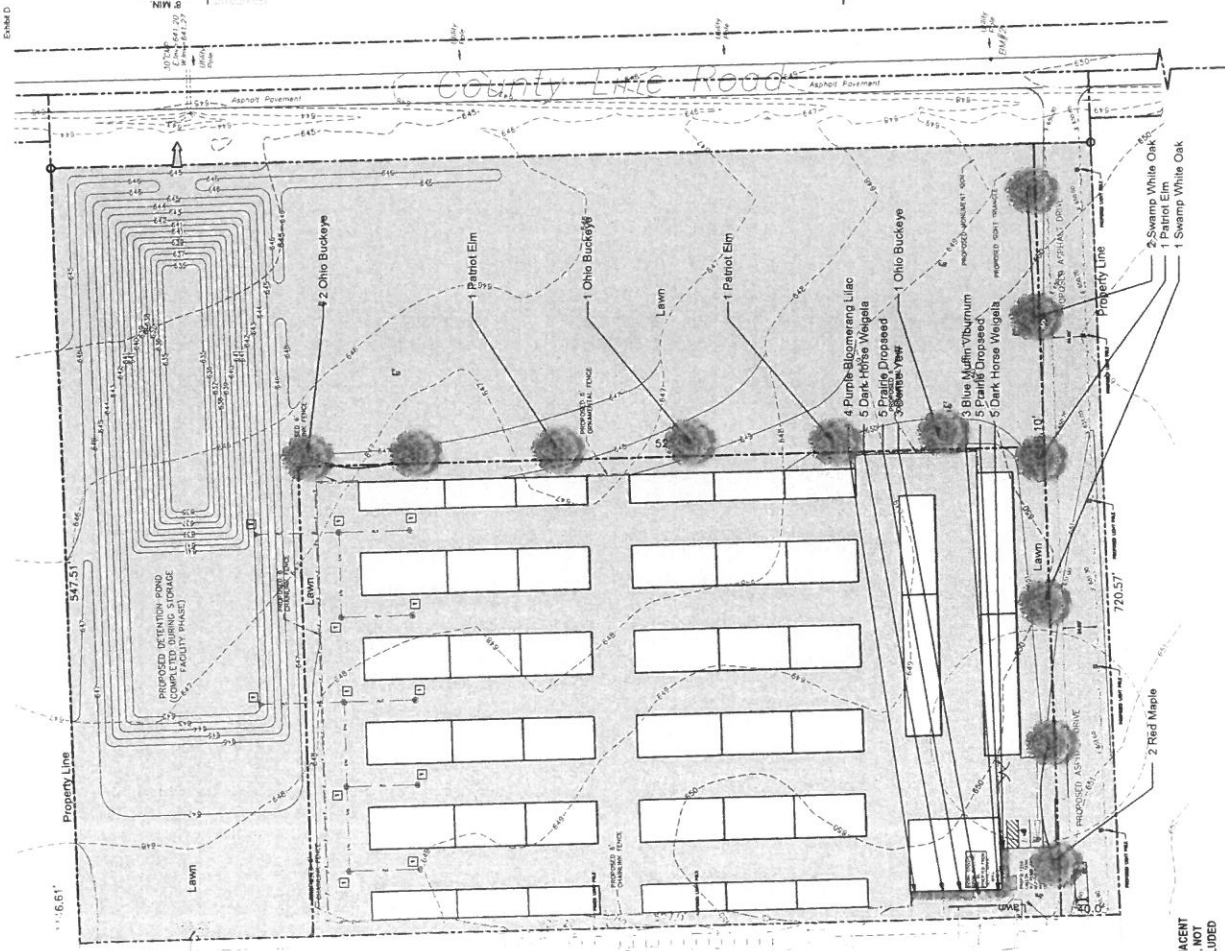


CONCRETE OVERFLOW DETAIL  
N.T.S.



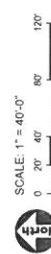


ENHANCED



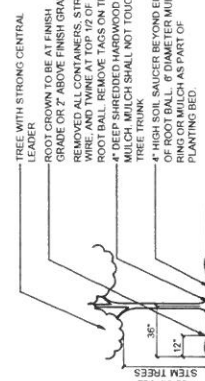
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Storage Unit Facility

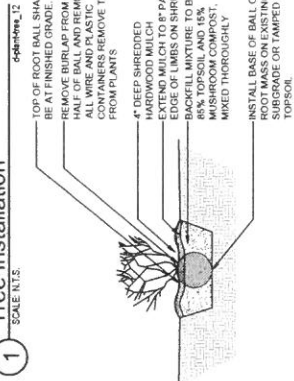


GENERAL NOTES: LANDSCAPE

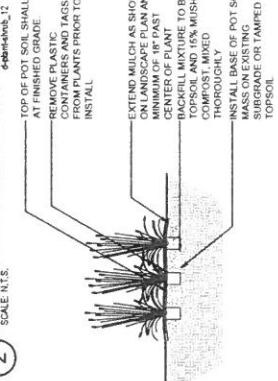
- Notes indicating on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
- Planting materials shall be suitable for existing conditions. Irrigation with all underground utilities and structures.
- All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect trees and existing trees and underground utilities from damage.
- Plant material shall be protected from Newberry Brown nursery stock. It shall be kept in the nursery until it is installed and shall conform to the American Horticulture Society's standards for size and form specifications. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative.
- Do not install plants in areas not designated as such in the drawings. Do not install plants in areas not designated as such in the drawings. Do not install plants in areas not designated as such in the drawings.
- All plant material shall be inspected and approved by the Owner's Representative prior to the installation of the plants.
- Plant material shall be installed in the Owner's Representative's presence. Final location of all plants shall be subject to the approval of the Owner's Representative prior to the installation of the plants.
- Final location of all plants shall be subject to the approval of the Owner's Representative prior to the installation of the plants.
- Final location of all plants shall be subject to the approval of the Owner's Representative prior to the installation of the plants.
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1 Tree Installation SCALE: 1" = 1'-0"



2 Shrub Installation SCALE: 1" = 1'-0"



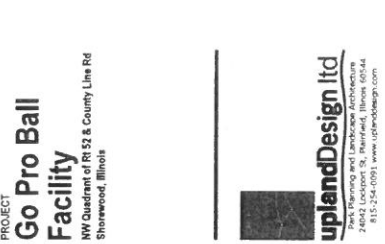
3 Perennial & Ornamental Grass Installation SCALE: 1" = 1'-0"

PLANT LIST

Qty.	Size	Botanical Name	Common Name
2	3" cal.	Asplenium Platyneuron	Red Maple
3	3" cal.	Quercus macrocarpa	Swamp White Oak
3	3" cal.	Ulmus glaberrimus	Patriot Elm
12	12" cal.	Quercus macrocarpa	Swamp White Oak
<b>Evergreen Shrubs - Balled and Buried or Container</b>			
Qty.	Size	Botanical Name	Common Name
3	24" H. x 24" Sp.	Ficus serrata	Domino Tree
<b>Deciduous Shrubs - Balled and Buried or Container</b>			
Qty.	Size	Botanical Name	Common Name
4	36" H. x 24" Sp.	Ulmus glaberrimus	Patriot Elm
10	18" H. x 24" Sp.	Syringa x. Peinhardtii	Purple Blooming Lilac
11	18" H. x 24" Sp.	Wegelia x. Dark Horse	Dark Horse Weigela
<b>Perennials, Ornamental Grasses, and Ornamentals</b>			
Qty.	Size	Botanical Name	Common Name
10	4" cal.	Quercus macrocarpa	Swamp White Oak
10	4" cal.	Ulmus glaberrimus	Patriot Elm

Go Pro Ball, LLC  
8671 Salsbery Drive  
Pleasant Hill, IL

**PROJECT**  
**Go Pro Ball Facility**  
NW Quadrant of R13 & County Line Rd  
Shrewport, Illinois



**SHEET TITLE**  
**Landscape Plan**

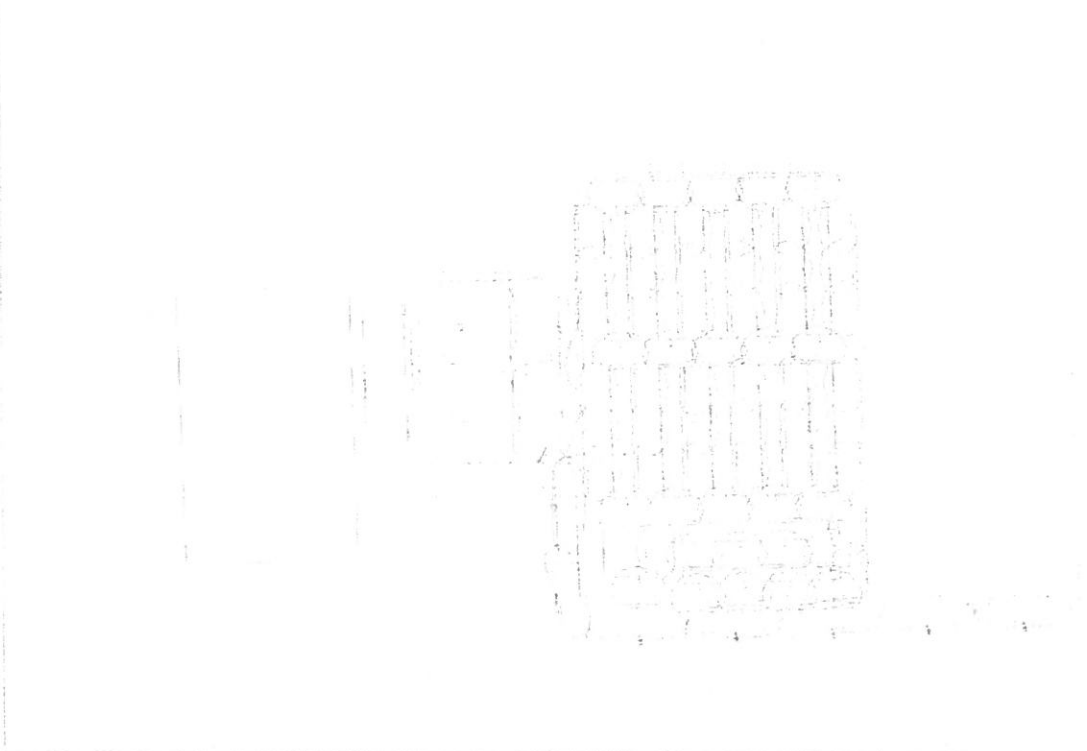
**SHEET NUMBER** L.10

**DRAW / REVISION**

DATE	BY	REVISION
04/11/2023	J. K. [Signature]	ISSUE FOR PERMITS
04/11/2023	J. K. [Signature]	PERMITS REVIEW

Sheet Number 113  
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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	2145	2145	157		CR0	PAR230-160-W-7-40	HUEB1 OUTDOOR
M	1	A2	PAR230-160-W	2 @ 180-DWB1	2172	4344	157		CR0	PAR230-160-W-7-40	HUEB1 OUTDOOR
N	1	A3	PAR230-110-W	2 @ 180-DWB1	900	1800	157		CR0	PAR230-110-W-7-40	HUEB1 OUTDOOR
J	43	T	INC-SV44-150-4	Single	745	745	87	87	CR0	INC-SV44-150-4	HUEB1 OUTDOOR

Calculator Summary

Label	Cell type	Units	Avg	Max	Min	Avg W/L	Max/Min	Description
FFLIGHTS - PAR230	FF	0.45	0.1	0.0	0.0	71.6	71.6	READINGS OF ADJ
FFLIGHTS - PAR230	FF	1.12	0.1	0.0	0.0	7.8	7.8	READINGS OF ADJ
FFLIGHTS - PAR230	FF	2.36	0.3	0.0	0.0	13.9	13.9	READINGS OF ADJ
FFLIGHTS - PAR230	FF	0.98	0.1	0.0	0.0	13.6	13.6	READINGS OF ADJ

Symbol	Qty	Tag	Label	Arrangement	Lum. System	Air Term Lumens	Term. Watts	Air Wch	III	Description	Manufacturer
L	1	A1	PAR230-160-W	Single	2145	2145	157		CR0	PAR230-160-W-7-40	HUEB1 OUTDOOR
M	1	A2	PAR230-160-W	2 @ 180-DWB1	2172	4344	157		CR0	PAR230-160-W-7-40	HUEB1 OUTDOOR
N	1	A3	PAR230-110-W	2 @ 180-DWB1	900	1800	157		CR0	PAR230-110-W-7-40	HUEB1 OUTDOOR
J	43	T	INC-SV44-150-4	Single	745	745	87	87	CR0	INC-SV44-150-4	HUEB1 OUTDOOR

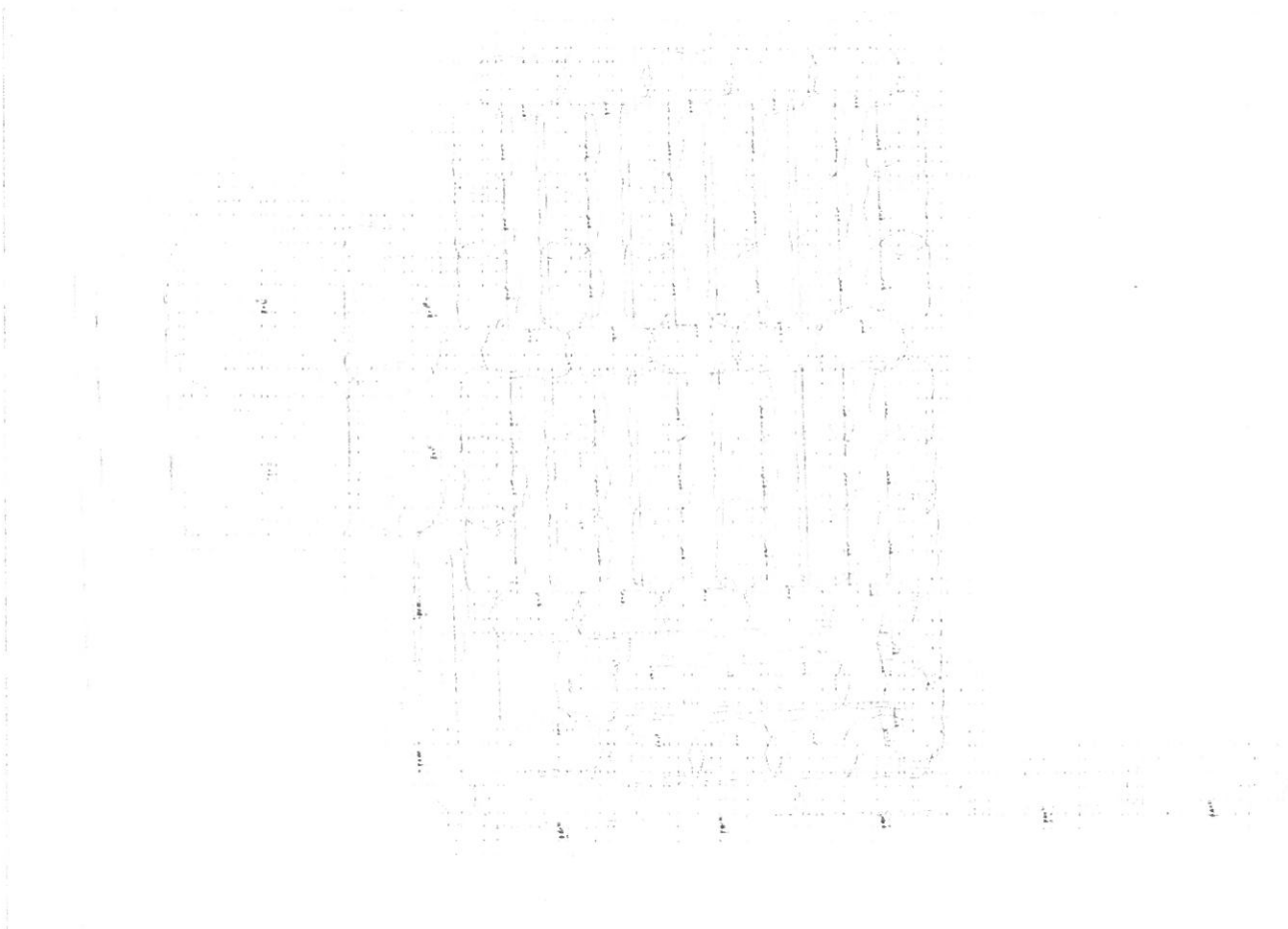
PG Brighton is neither licensed nor insured to determine code compliance. Code compliance review by others.

  
 Project Name: GO PRO BASEBALL SITE  
 Location: FENDAL CO. IL  
 Date: 10/18/2011  
 Drawn by: [Name]  
 Checked by: [Name]  
 Project No: [Number]

GO PRO BASEBALL SITE  
 FENDAL CO. IL

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 Miller**  
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	18	C
2	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
3	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
4	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
5	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
6	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
7	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
8	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
9	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
10	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
11	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
12	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
13	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
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15	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
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19	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
20	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
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23	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
24	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
25	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
26	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
27	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
28	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
29	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
30	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
31	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
32	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
33	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
34	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
35	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
36	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
37	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
38	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
39	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
40	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
41	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
42	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
43	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
44	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
45	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
46	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
47	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
48	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
49	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
50	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
51	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
52	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
53	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
54	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
55	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
56	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
57	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
58	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
59	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
60	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
61	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
62	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
63	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
64	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
65	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
66	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
67	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
68	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
69	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
70	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
71	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C
72	10	172,274.0 100.4	11,204.44	11,400.00	11	18	C

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

enlighten



Project Name: **GO PRO BASEBALL SITE**  
 Location: **10000 100th Ave NE, Redmond, WA 98053**  
 Date: **10/10/2013**  
 By: **John B. Smith, PE**

**FENDALL CO. E**



202100009506

DEBBIE GILLETTE  
RECORDER - KENDALL COUNTY, IL

RECORDED: 4/14/2021 08:20 AM  
MISC: 57.00 RHSPS FEE: 10.00  
PAGES: 4

State of Illinois  
County of Kendall

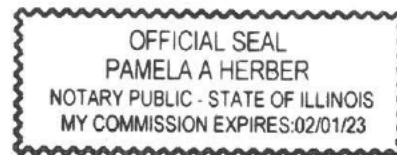
Zoning Petition  
#21-15

**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**

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

SEAL



Subscribed and sworn to before me  
This 13<sup>th</sup> day of April, 2021

[Redacted Signature]

Matthew Asselmeier  
Kendall County Senior Planner

[Redacted Signature]

Notary Public

**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:

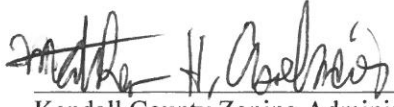
1. The Planning, Building and Zoning Committee of the Kendall County Board finds that the requested minor amendment will result in equal or better performance than the original condition imposed and the property will still be in substantial compliance with the previously approved Ordinance 2020-14.
2. 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.

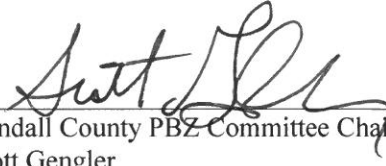
State of Illinois  
County of Kendall

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.



**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: 09-13-200-010) 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: 09-13-200-010), 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*, on April 12, 2021, the Kendall County Planning, Building and Zoning Committee granted a minor amendment to Ordinance 2020-14 extending the deadline for installing the fencing and landscaping to October 31, 2021, and allowing for an additional extension if the additional extension was approved by the Kendall County Planning, Building and Zoning Committee; 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 September 1, 2021, Petitioner’s representative filed a petition for a minor amendment to Condition Number 4.B of Ordinance 2020-14 as allowed by the minor amendment to Ordinance 2020-14 granted by the Planning, Building and Zoning Committee dated April 12, 2021, to extend the deadline for installing the fencing and landscaping to June 1, 2022; 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 and minor amendment to Ordinance 2020-14 dated April 12, 2021, to be extended until June 1, 2022; this deadline may be extended beyond June 1, 2022, if requested by the property owner 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

State of Illinois  
County of Kendall

Zoning Petition  
#21-34

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 13<sup>th</sup> day of September, 2021.

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.