



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building & Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Director
Date: July 18, 2023
Re: Petition 23-27 Request for Minor Amendment to a Special Use Permit for Kennel at 3587
(Formerly 3601) Plainfield Road

On November 19, 2019, the Kendall County Board approved Ordinance 2019-33, granting a special use permit for a kennel at 3587 (formerly 3601) Plainfield Road in Oswego Township. On March 22, 2022, the Kendall County Board approved Ordinance 2022-09, amending the site plan at the subject property.

On July 1, 2023, the Petitioner submitted an application adding a fence and gate around the fire lane, adding a fence and gate on the north side of the building, and rotating the sign. The fence would be six feet (6') in height and would be vinyl.

Prior to submitting the application, the Oswego Fire Protection District was consulted and their comments are attached.

Petition information was sent to Oswego Township, the Village of Oswego, and the Oswego Fire Protection District on July 18, 2023.

Assuming Oswego Township, the Village of Oswego, and the Oswego Fire Protection District have no additional comments, Staff recommends approval of the requested minor amendment.

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

If you have any questions, please let me know.

Thanks,

MHA

ENCs: Application Material
Ordinance 2019-33
Ordinance 2022-09
Correspondence with the Oswego Fire Protection District
Draft Minor Amendment



DEPARTMENT OF PLANNING, BUILDING & ZONING

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APPLICATION

PROJECT NAME The Pet's Home FILE #: _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name) Laura L Gay		
CURRENT LANDOWNER/NAME(s) John and Laura Gay		
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION 3587 Plainfield Rd Oswego Il 60543	ASSESSOR'S ID NUMBER (PIN) 03-28-100-004
EXISTING LAND USE Dog Daycare and Boarding	CURRENT ZONING Agricultural Special Use	LAND CLASSIFICATION ON LRMP Suburban Residential
REQUESTED ACTION (Check All That Apply):		
<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)		
¹PRIMARY CONTACT Laura Gay	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # N/A	PRIMARY CONTACT OTHER #(Cell, etc.) 815-666-7229
²ENGINEER CONTACT Laura Gay	ENGINEER MAILING ADDRESS [REDACTED]	ENGINEER EMAIL [REDACTED]
ENGINEER PHONE # [REDACTED]	ENGINEER FAX # [REDACTED]	ENGINEER OTHER # (Cell, etc.) [REDACTED]
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. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE APPLICATION DATE.		
SIGNATURE OF APPLICANT [REDACTED]		DATE 7-1-23

FEE PAID: \$ 150
 CHECK #: [REDACTED]

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

ORDINANCE NUMBER 2019- 33

GRANTING A SPECIAL USE PERMIT ON PROPERTY ZONED A-1 AGRICULTURAL FOR A KENNEL AND A VARIANCE TO SECTION 7.01.D.27 OF THE KENDALL COUNTY ZONING ORDINANCE TO ALLOW A KENNEL TO BE LOCATED THIRTY FEET SIX AND ONE HALF INCHES FROM THE LOT LINE OF LOTS ZONED OTHER THAN RESIDENTIAL OR SHOWN ON THE LAND RESOURCE MANAGEMENT PLAN MAP AS NON-RESIDENTIAL FOR A 5.0 ACRE +/- PARCEL LOCATED AT 3601 PLAINFIELD ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 03-28-100-004 IN OSWEGO TOWNSHIP

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

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

WHEREAS, Section 7.01.D.27 of the Kendall County Zoning Ordinance permits the operation of kennels as a special use with certain restrictions in the A-1 Agricultural Zoning District; and

WHEREAS, Section 7.01.D.27 of the Kendall County Zoning Ordinance requires kennels to be located a minimum of 150 feet from the lot line of lots zoned other than residential or shown on the Land Resource Management Plan Map as non-residential; 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 5.0 acres located at 3601 Plainfield Road (PIN: 03-28-100-004) in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property."; and

WHEREAS, the subject property is currently owned by John and Laura Gay and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about September 18, 2019, Petitioner's representative filed a petition for a Special Use Permit allowing the operation of a kennel at the subject property and a variance to Sections 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel to be placed no closer than 30 feet 6 ½ inches from the lot line of lots zoned other than residential or shown on the Land Resource Management Plan Map as non-residential; and

WHEREAS, following due and proper notice by publication in the Beacon News and Kendall County Record not less than fifteen days prior thereto, the Kendall County Zoning Board of Appeals conducted a public hearing on October 28, 2019, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner's attorney presented evidence, testimony, and exhibits in support of the requested special use permit and variance and zero members of the public testified in favor or in opposition; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the special use permit and variance with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals,

dated October 28, 2019, 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 special use permit and variance with conditions; and

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

WHEREAS, this special use permit and variance 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 special use permit and variance allowing the operation of a kennel on the subject property subject to the following conditions:
 - A. The site shall be developed substantially in accordance with the attached site plan, security plan, landscaping plan, and lighting plan attached hereto as Exhibit C. The previously listed plans may be slightly altered to meet the right-of-way dedication mentioned in Condition B.
 - B. Within one hundred eighty (180) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire Plainfield Road portion of the property to Kendall County to be used as Plainfield Road right-of-way. This dedication shall have a depth of fifteen feet (15') as measured from the right-of-way line that existed on the date of adoption of this special use permit ordinance.
 - C. A variance is granted to Section 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel operation granted by this special use permit to be placed thirty feet, six and one half inches (30' 6 1/2") at its closest point to lot lines of properties zoned other than residential or shown on the Land Resource Management Plan (LRMP) map as non-residential.
 - D. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map.
 - E. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan attached hereto as Exhibit C. The specific location of the sign may be adjusted slightly to reflect the right-of-way dedication in Condition B.
 - F. A maximum of one hundred (100) pets may be on the subject property at any time.
 - G. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.

- H. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation.
- I. The maximum number of employees for the business allowed by this special use permit shall be seven (7), including the business owners.
- J. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
- K. Any construction on the property related to the use allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
- L. The operator(s) of the kennel allowed by this special use permit may sell ancillary items related to their kennel operations.
- M. The operator(s) of the kennel acknowledge and agree to follow Kendall County's Right to Farm Clause.
- N. The operator(s) of the kennel allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
- O. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
- P. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

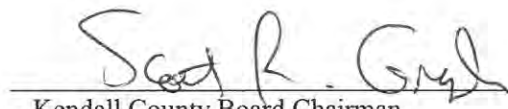
3. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this special use permit and variance.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 19th day of November, 2019.

Attest:



Kendall County Clerk
Debbie Gillette



Kendall County Board Chairman
Scott R. Gryder



Exhibit A

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHWEST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE ; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on October 28, 2019, by a vote of five (5) in favor and zero (0) in opposition. Chairman Mohr and Member Cherry were absent.

FINDINGS OF FACT-SPECIAL USE

§ 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. The immediately adjacent properties are also zoned A-1. There are no existing structures on adjacent properties within one hundred feet (100') of the property line. Taking into account the residential properties to the west and southwest of the property, the proposed kennel location will be situated on the east end of the property, thereby well-exceeding the two hundred fifty foot (250') setback requirement from any residential district set forth in the Zoning Ordinance. In addition, the Petitioners have a waste management plan and have considered the impact of noise on surrounding properties. A six foot (6') tall fencing is planned around the outdoor play area. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.***

*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. **As noted in the previous finding, the proposed special use will be setback further than the required setback for residentially zoned properties. The Petitioners plan to install a fence and security lighting. The Petitioners agreed to have animals indoors by sunset. The proposed of hours of operation will also prevent injury to neighboring land uses.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This is true. An existing curb cut is already located off of Plainfield Road at the subject property. The Petitioners will have to secure applicable permits related stormwater, drainage, well, and septic systems.***

*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. **Provided that the variance is approved regarding distance to non-residentially zoned or use properties, the special use would conform to the applicable regulations of the district.***

*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."***

FINDINGS OF FACT-VARIANCE

§ 13.04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations.

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **The subject property is triangular in shape and combined with its size of approximately five (5) acres makes it difficult for any use to be greater than one hundred fifty feet (150') from any non-residentially zoned property.***

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **The configuration of this property is unique among A-1 zoned properties. Most A-1 zoned properties are larger and more rectangular in shaping than the subject property giving them more space for uses to be away from non-residentially zoned property.***

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The Petitioners did not create the configuration of the subject property.***

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **Provided the site is developed as proposed, the granting of the variation will not be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood.***

*That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. **Provided all applicable permits are secured, no threats to public safety should arise. The proposed use will not cause an impairment of light or air to adjacent property. Increased traffic congestion is not anticipated. If developed as proposed, property values should not be impaired.***

RECOMMENDATION

Approval with the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan, security plan, landscaping plan, and lighting plan. The site plan shall be adjusted to accommodate a turn-around area for emergency vehicles. The previously listed plans may be slightly altered to meet the right-of-way dedication mentioned in condition 2.
2. Within one hundred eighty (180) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire Plainfield Road portion of the property to Kendall County to be used as Plainfield Road right-of-way. This dedication shall have a depth of fifteen feet (15') as measured from the right-of-way line that existed on the date of adoption of this special use permit ordinance.
3. A variance is granted to Section 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel operation granted by this special use permit to be placed thirty feet, six and one half inches (30' 6 1/2") at its closest point to lot lines of properties zoned other than residential or shown on the Land Resource Management Plan (LRMP) map as non-residential.
4. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map.
5. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan. The specific location of the sign may be adjusted slightly to reflect the right-of-way dedication in condition 2.

6. A maximum of one hundred (100) pets may be on the subject property at any time.
7. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
8. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation.
9. The maximum number of employees for the business allowed by this special use permit shall be seven (7), including the business owners.
10. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
11. Any construction on the property related to the use allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
12. The operator(s) of the kennel allowed by this special use permit may sell ancillary items related to their kennel operations.
13. The operator(s) of the kennel acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The operator(s) of the kennel allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

1421 Oakley Ave
Mesa, AZ 85204
Tel: 708.933.4200
Fax: 708.996.0804

- Notes to Fire Inspection Bureau**
- The following items are required:
 - Fire Department Connection (FDC) 5" Short
 - Sprinkler system per NFPA 13
 - Fire Alarm System per NFPA 72
 - Listed Central Station/Intrusion Monitoring
 - FACP required if travel through occupancy required to reach FACP
 - Fire extinguisher placement (75' travel distance to extinguisher).

Headed with title with the name of the project. The name of the project is: **The Pets Home Pet Resort and Spa**.
 The name of the owner is: **John and Laura Gay**.
 The name of the architect is: **ds Architectural Studio, Ltd.**
 The name of the engineer is: **John and Laura Gay**.
 The name of the contractor is: **John and Laura Gay**.

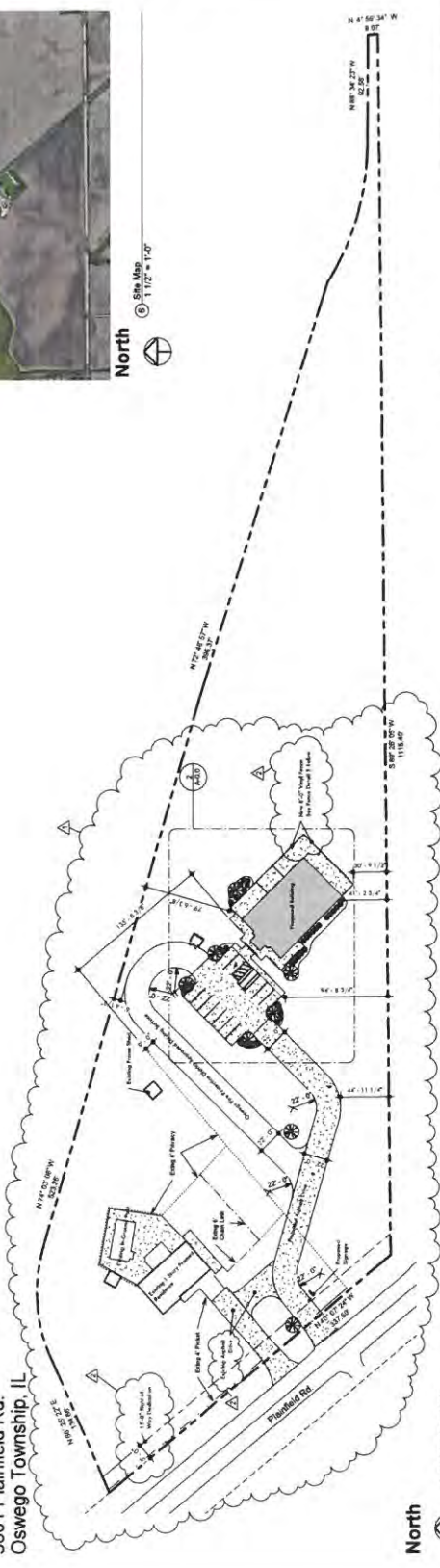
No.	Description	Date
1	Preparation of Plans	11/15/19
2	Revisions	11/15/19

John and Laura Gay
The Pets Home Pet Resort and Spa
Site Plan

Project Number: 2019-071
 Sheet No: 11-15-19
 Checked By: [Signature]
 Scale: A-0.0
 As Indicated



Site Map
 1 1/2" = 1'-0"

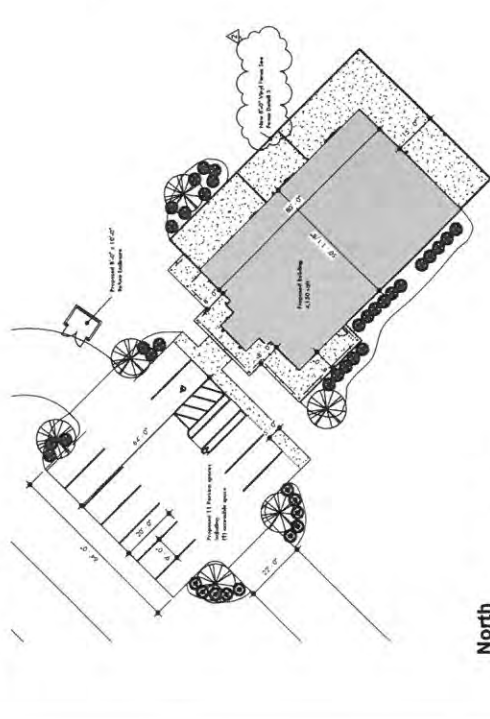
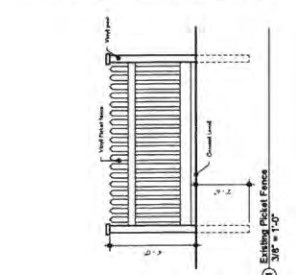
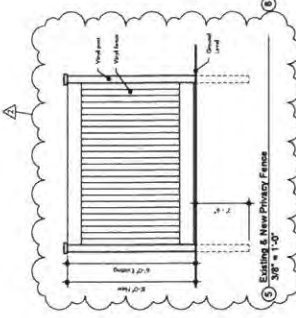
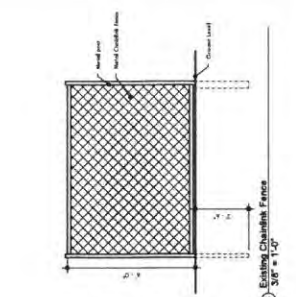
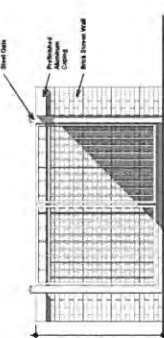


Sheet List

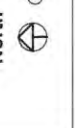
Sheet Number	Sheet Name
A-0.0	Site Plan
A-1.0	Foundation Plan
A-2.0	Floor Plan
A-2.1	Enlarged Plans
A-3.0	Roof Plan & Schedules
A-4.0	Exteriors
A-4.1	Exteriors
A-5.0	Sections
A-5.1	Details
E-1.0	Electrical Plans
M-1.0	Mechanical Plans
P-1.0	Plumbing Plan

Site Data

Item	Value
Total Area	207,951 sq ft (1,773 acres)
Site Area	23,973 sq ft
Area of existing building	1
Area of existing parking	1
Area of existing landscape	1
Area of existing road	1
Area of existing utility	1
Area of existing other	1
Area of existing total	4,423 sq ft
Area of existing building	4,423 sq ft
Area of existing parking	32,550 sq ft
Area of existing landscape	6,641,334 sq ft
Area of existing road	15,975 sq ft
Area of existing utility	4,100 sq ft
Area of existing other	680 sq ft
Area of existing total	80 sq ft
Area of existing total	5,480 sq ft



Schematic Site Plan - Cablot 1
 1" = 20'-0"



ORDINANCE NUMBER 2022-09

GRANTING A MAJOR AMENDMENT TO AN EXISTING SPECIAL USE PERMIT FOR A KENNEL GRANTED BY ORDINANCE 2019-33 BY CHANGING THE SITE PLAN AT 3601 PLAINFIELD ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 03-28-100-004 IN OSWEGO TOWNSHIP

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

WHEREAS, Section 7.01.D.29 of the Kendall County Zoning Ordinance permits the operation of kennels as a special use with certain restrictions in the A-1 Agricultural Zoning District; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 5.0 acres located at 3601 Plainfield Road (PIN: 03-28-100-004) in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

WHEREAS, on November 19, 2019, the Kendall County Board approved Ordinance 2019-33 which granted a special use permit for a kennel with conditions and applicable variances at the subject property; and

WHEREAS, conditions 2.A and 2.E of Ordinance 2019-33 required the subject property be developed substantially in accordance with an attached site plan; and

WHEREAS, the subject property is currently owned by John and Laura Gay and shall hereinafter be referred to as “Petitioner”; and

WHEREAS, on or about December 21, 2021, Petitioner’s representative filed a petition for a major amendment to an existing special use permit by deleting the site plan attached to Ordinance 2019-33 and replacing the site plan with a new, proposed site plan; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on January 6, 2022, the Kendall County Zoning Board of Appeals initiated a public hearing on January 31, 2022, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, and continued the public hearing to February 28, 2022, at 7:00 p.m., at the same location, at which the Petitioner’s attorney presented evidence, testimony, and exhibits in support of the requested major amendment to an existing special use permit and zero members of the public testified in favor or 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 major amendment to an existing special use permit with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated February 28, 2022, 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 major amendment to an existing special use permit with conditions; and

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

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:

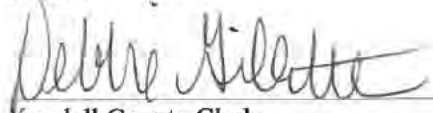
1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
2. The Kendall County Board hereby grants approval of Petitioner's petition for a major amendment to an existing special use permit allowing the operation of a kennel on the subject property subject to the following conditions:
 - A. The site plan, security plan, landscaping plan, and lighting plan referenced as Exhibit C in Ordinance 2019-33 is replaced with the site plan attached hereto as Exhibit C, elevations attached hereto as Exhibit D, and landscaping plan attached hereto Exhibit E.
 - B. The vegetation and berm outlined in the landscaping plan attached hereto as Exhibit E shall be installed in the quantities outlined and described in the landscaping plan and shall be installed by June 1, 2022. The Planning, Building and Zoning Committee may extend this deadline upon the request of the property owner. Damaged or dead vegetation shall be replaced on a timeframe approved by the Planning, Building and Zoning Department.
 - C. The remaining conditions and restrictions contained in Ordinance 2019-33 shall remain effective.
 - D. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2019-33 could result in the amendment or revocation of the special use permit.
 - E. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
3. This special use permit and major amendment to an existing 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.
4. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this special use permit.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 15th day of March, 2022.

State of Illinois
County of Kendall

Zoning Petition
#22-04

Attest:



Kendall County Clerk
Debbie Gillette



Kendall County Board Chairman
Scott R. Gryder



Exhibit A

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHEAST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE ; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on February 28, 2022, by a vote of five (5) in favor and zero (0) in opposition. Members Thompson and Whitfield were absent.

FINDINGS OF FACT-MAJOR AMENDMENT TO SPECIAL USE PERMIT

*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. **Provided the Oswego Fire Protection District approves the new turnaround area and the Kendall County Highway Department approves the new access point, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1. There are no existing structures on adjacent properties within one hundred feet (100') of the property line. Taking into account the residential properties to the west and southwest of the property, the proposed kennel location will be situated on the east end of the property, thereby well-exceeding the two hundred fifty foot (250') setback requirement from any residential district set forth in the Zoning Ordinance. In addition, the Petitioners have a waste management plan and have considered the impact of noise on surrounding properties. A six foot (6') tall fencing is planned around the outdoor play area. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.***

*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. **As noted in the previous finding, the proposed special use will be setback further than the required setback for residentially zoned properties. The Petitioners plan to install a fence and appropriate lighting. The Petitioners agreed to have animals indoors by sunset. The proposed of hours of operation will also prevent injury to neighboring land uses.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This is true. An existing curb cut is already located off of Plainfield Road at the subject property. The Petitioners will have to secure applicable permits related stormwater, drainage, well, septic systems, and the new driveway access.***

*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. **Kendall County previously granted a variance regarding distance to non-residentially zoned or use properties through Ordinance 2019-33 at this property. No variances are necessary for the proposed amendment and the special use would otherwise conform to the applicable regulations of the district.***

*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."***

RECOMMENDATION

Approval subject to the following conditions and restrictions:

1. The site plan, security plan, landscaping plan, and lighting plan referenced as Exhibit C in Ordinance 2019-33 is replaced with the submitted site plan, elevations, and landscaping plan.
2. The vegetation and berm outlined in the landscaping plan shall be installed in the quantities outlined and described in the landscaping plan and shall be installed by June 1, 2022. The Planning, Building and Zoning Committee may extend this deadline upon the request of the property owner. Damaged or dead vegetation shall be replaced on a timeframe approved by the Planning, Building and Zoning Department.
3. The remaining conditions and restrictions contained in Ordinance 2019-33 shall remain effective.
4. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2019-33 could result in the amendment or revocation of the special use permit.
5. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
6. This special use permit and major amendment to an existing 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.

NO.	DATE	DESCRIPTION

SITE DATA
 PK 01-31-10-004
 ADDRESS: 3601 PLAINFIELD ROAD
 OSWEGO, IL 60543
 68023 AREA = 207.901 SF (4.773 ACRES)

FLOOD PLAIN NOTE
 THERE ARE NO PARTS OF THE SUBJECT PROPERTY LOCATED WITHIN THE FLOOD PLAIN PER FEMA PANEL 170803006H EFFECTIVE DATE 1/8/2014.



REFERENCE:
 1. 2017 FLOOD PLAIN MAPS, ILLINOIS DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WATER, 1/8/2014
 2. THE BOUNDARIES SHOWN BETWEEN LOTS AND PARCELS ARE AS SHOWN ON THE RECORD PLAT FOR THE SUBJECT PROPERTY, ILLINOIS DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WATER, 1/8/2014
 3. ELEVATIONS SHOWN ON THIS MAP ARE APPROXIMATE AND SHOULD BE USED FOR GENERAL INFORMATION ONLY. ELEVATIONS SHOWN WITHIN ARE USED FOR FIELD DOCUMENTATION

NO.	DATE	DESCRIPTION
1	5/14/23	ISSUED FOR PERMITS
2	5/14/23	ISSUED FOR PERMITS
3	5/14/23	ISSUED FOR PERMITS
4	5/14/23	ISSUED FOR PERMITS
5	5/14/23	ISSUED FOR PERMITS
6	5/14/23	ISSUED FOR PERMITS
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12	5/14/23	ISSUED FOR PERMITS
13	5/14/23	ISSUED FOR PERMITS
14	5/14/23	ISSUED FOR PERMITS
15	5/14/23	ISSUED FOR PERMITS

Civil & Environmental Consultants, Inc.
 1200 East Dixie Road, Suite 200 - Springfield, IL 62767
 618-251-0000
 WWW.CECONLINE.COM

UNBLAD CONSTRUCTION CO. OF JOLIET, INC.
 THE PETS HOME PET RESORT & SPA
 3501 PLAINFIELD ROAD
 OSWEGO, ILLINOIS 60543

PROJECT NO. 17-049
DATE 5/14/23
SCALE AS SHOWN

C400
 SHEET 4 OF 13

SITE DATA

EXISTING AREA:
 TOTAL AREA: 10,571 S.F.
 EXISTING IMPAVED AREA: 2,778 S.F. (26.3%)
 EXISTING PAVED AREA: 10,571 S.F. (100%)
 EXISTING UNPAVED AREA: 7,793 S.F. (73.7%)

PROPOSED AREA:
 TOTAL AREA: 10,571 S.F.
 PROPOSED IMPAVED AREA: 2,778 S.F. (26.3%)
 PROPOSED PAVED AREA: 10,571 S.F. (100%)
 PROPOSED UNPAVED AREA: 7,793 S.F. (73.7%)

PERMITS REQUIRED THROUGH SPECIAL USE APPLICATION:
 1. GRADING PERMITS
 2. CONSTRUCTION PERMITS
 3. SIGNAGE PERMITS
 4. PUBLIC WORKS PERMITS

PERMITS PROVIDED:
 1. GRADING PERMITS
 2. CONSTRUCTION PERMITS
 3. SIGNAGE PERMITS
 4. PUBLIC WORKS PERMITS

EXTERIOR FENCED IN GOOD AREA ADJACENT TO BUILDING: 3,200 S.F.

DIMENSIONAL PLAN NOTES:

1. REFER TO THE DIMENSIONAL PLAN FOR BUILDING INFORMATION, FINISH ELEVATIONS, FINISH GRADES, FINISH SLOPES, ETC.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. PROPOSED WOOD TRIM SHALL BE YELLOW PINE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL PLANS FOR DETAILS.

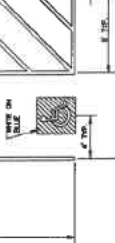
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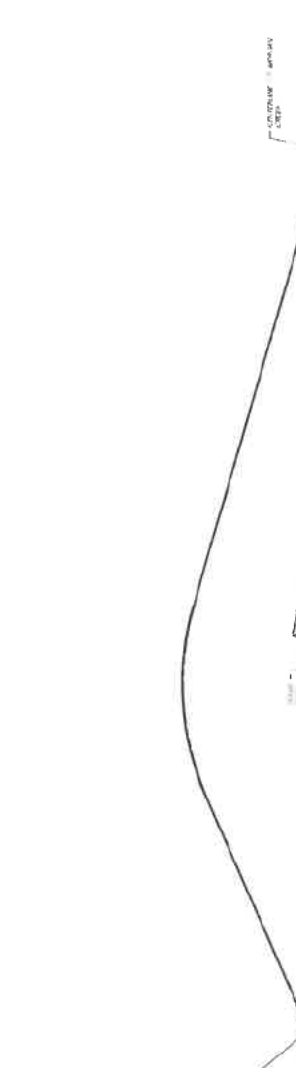
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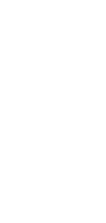
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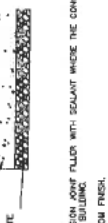
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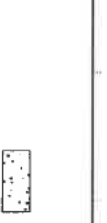
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ACCESSIBLE PARKING SPACE MARKINGS



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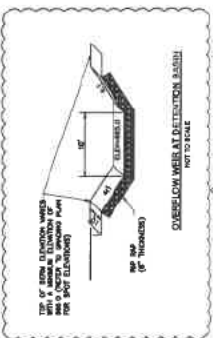
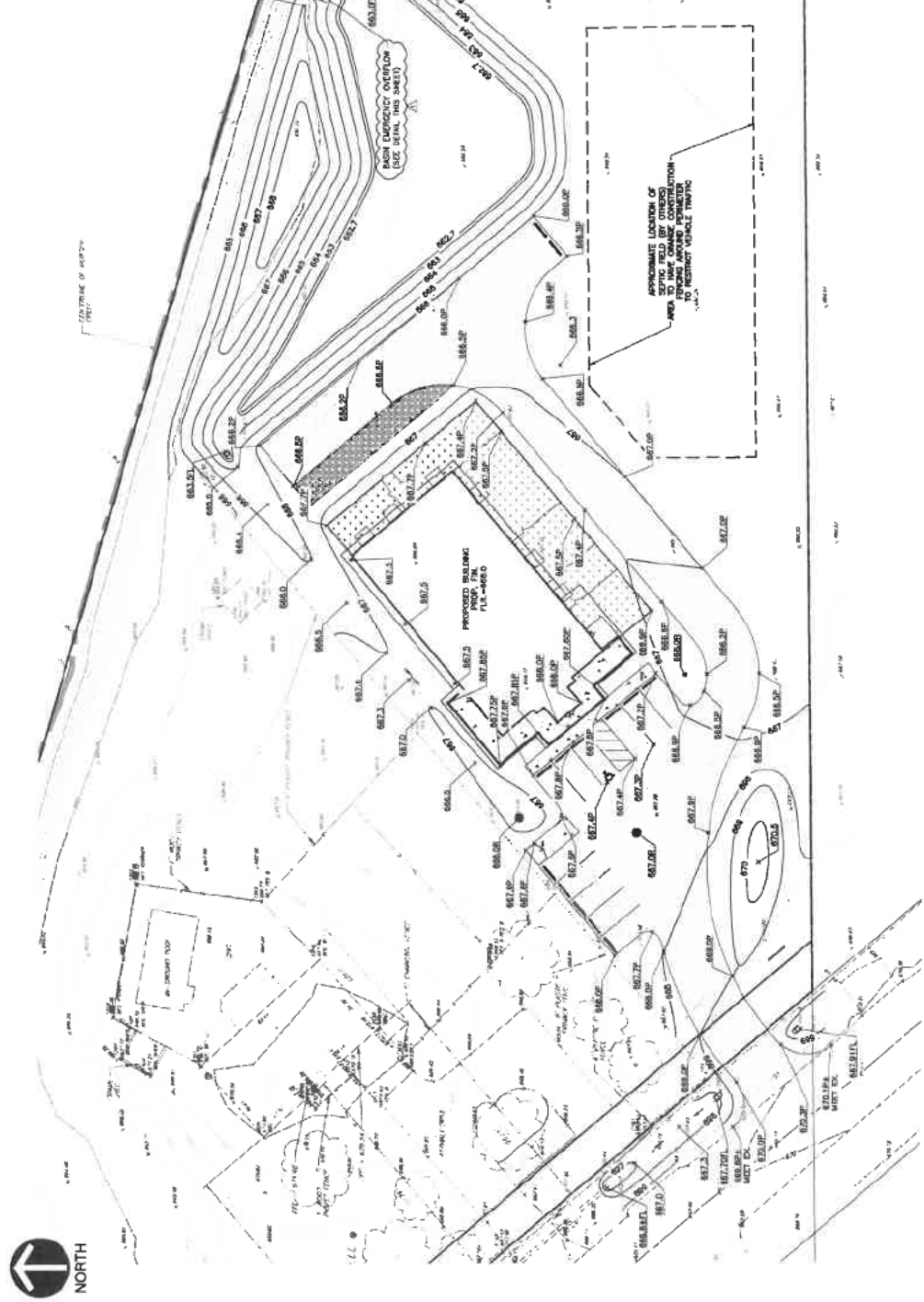
Civil & Environmental Consultants, Inc.
 1200 East Chisholm Road, Suite 200 - Nacogdoches, TX 75868
 800-663-6026 • 409-778-9205
 www.civilandenvironmental.com

UNBLAD CONSTRUCTION CO. OF JOILET, INC
 THE PETS HOME PET RESORT & SPA
 3601 PLAINFIELD ROAD
 OSWEGO, ILLINOIS 60543

DATE: 07/25/2023
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 CHECKED BY: [Name]
 SCALE: 1" = 20' (AS SHOWN)
 SHEET: 18 OF 24
 PROJECT NO: 23-014

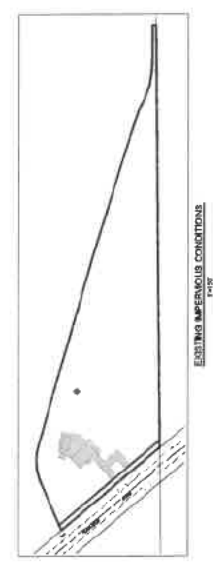
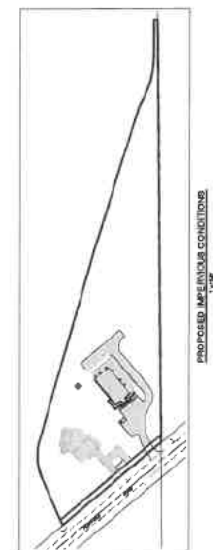
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GRADING PLAN NOTES
 1. ALL OF THE EXISTING ELEVATIONS SHOWN ON THIS PLAN ARE UNADJUSTED. ALL OF THE PROPOSED ELEVATIONS SHOWN ON THIS PLAN ARE ADJUSTED TO ALLOW FOR TOPSOIL/MULCH MATERIAL PLACEMENT.



IMPERVIOUS AREA CALCULATIONS	
IMPERVIOUS AREA (SF)	
EXISTING	13,073
PROPOSED	30,209
NET INCREASE	17,136

PROPOSED AGGREGATE IMPERVIOUS AREA AND THE DRAINAGE AREA IS APPROXIMATELY 47,209 SF. THE THEORETICAL STORMWATER DETENTION VOLUME REQUIRED FOR A 24-HOUR RAINFALL EVENT IS APPROXIMATELY 1,000 GALLONS.



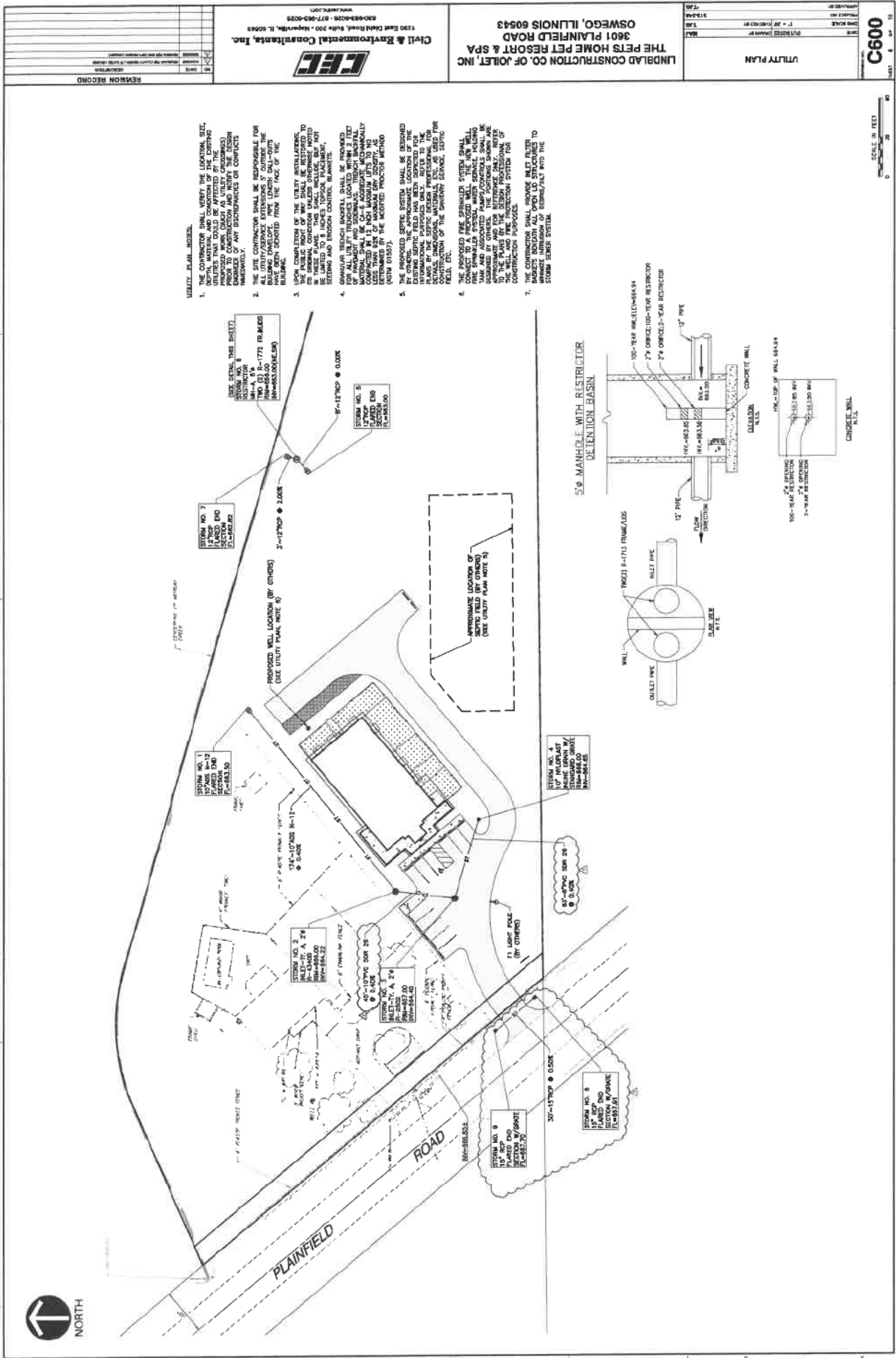
SCALE: 1" = 20'
 0 10 20 30 40





NORTH

EXHIBIT C, Page 1



- UTILITY PLAN NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, DEPTH, MATERIAL, AND CONDITION OF THE EXISTING PROPOSED WORK (SUCH AS UTILITY CROSSINGS) FROM THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL DISCONTINUED OR COMPLETED UTILITIES.
 2. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY SERVICE EXTENSIONS. ANY CHANGES TO THE UTILITY SERVICE EXTENSIONS SHALL BE NOTED ON THE DRAWINGS AND SHALL BE DERIVED FROM THE FACE OF THE BUILDING.
 3. THE APPROXIMATE LOCATION OF THE UTILITY INSTALLATIONS SHALL BE INDICATED BY A DASHED LINE. THE APPROXIMATE LOCATION OF THE UTILITY INSTALLATIONS SHALL BE INDICATED BY A DASHED LINE. THE APPROXIMATE LOCATION OF THE UTILITY INSTALLATIONS SHALL BE INDICATED BY A DASHED LINE.
 4. GRANULAR TRENCH BACKFILL SHALL BE PROVIDED TO THE TOP OF THE UTILITY INSTALLATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN 6" LAYERS TO A MINIMUM OF 95% RELATIVE COMPACTION. THE GRANULAR TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. THE GRANULAR TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
 5. THE PROPOSED SEPTIC SYSTEM SHALL BE DESIGNED BY OTHERS. THE APPROXIMATE LOCATION OF THE SEPTIC FIELD SHALL BE INDICATED BY A DASHED LINE. THE APPROXIMATE LOCATION OF THE SEPTIC FIELD SHALL BE INDICATED BY A DASHED LINE.
 6. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, DEPTH, MATERIAL, AND CONDITION OF THE EXISTING PROPOSED WORK (SUCH AS UTILITY CROSSINGS) FROM THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL DISCONTINUED OR COMPLETED UTILITIES.
 7. ALL UTILITY INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

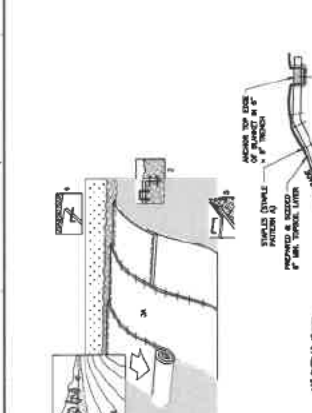
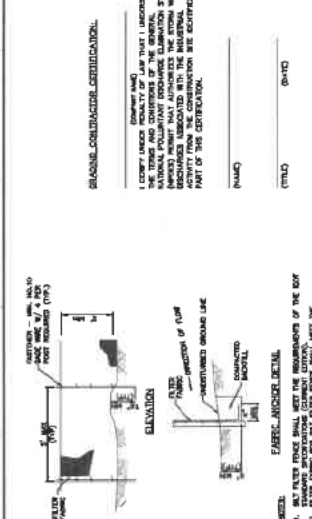
NO.	DATE	DESCRIPTION
1	11/13/2018	ISSUED FOR PERMIT
2	11/13/2018	ISSUED FOR PERMIT
3	11/13/2018	ISSUED FOR PERMIT
4	11/13/2018	ISSUED FOR PERMIT
5	11/13/2018	ISSUED FOR PERMIT
6	11/13/2018	ISSUED FOR PERMIT
7	11/13/2018	ISSUED FOR PERMIT
8	11/13/2018	ISSUED FOR PERMIT
9	11/13/2018	ISSUED FOR PERMIT
10	11/13/2018	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION

1280 East Chant Road, Suite 200 - Naperville, IL 60563
 630-883-0028 - 877-883-0028
CFC
 Civil & Environmental Consultants, Inc.

UNBLAD CONSTRUCTION CO. OF JOLIET, INC
 THE PETS HOME PET RESORT & SPA
 3601 PLAINFIELD ROAD
 OSWEGO, ILLINOIS 60543

STORMWATER POLLUTION PREVENTION PLAN
 PROJECT NO. 07180223
 SHEET NO. 1146A
C700
 SCALE IN FEET
 1" = 20'



REVISION RECORD

1. COMPANY NAME THAT UNDERGOES THE NAME AND ADDRESS OF THE GENERAL CONTRACTOR SHALL BE IDENTIFIED WITH THE APPROVED PLAN. THE APPROVED PLAN SHALL BE IDENTIFIED WITH THE APPROVED PLAN NUMBER AND DATE OF THE APPROVED PLAN.

2. COMPANY NAME THAT UNDERGOES THE NAME AND ADDRESS OF THE GENERAL CONTRACTOR SHALL BE IDENTIFIED WITH THE APPROVED PLAN. THE APPROVED PLAN SHALL BE IDENTIFIED WITH THE APPROVED PLAN NUMBER AND DATE OF THE APPROVED PLAN.

3. COMPANY NAME THAT UNDERGOES THE NAME AND ADDRESS OF THE GENERAL CONTRACTOR SHALL BE IDENTIFIED WITH THE APPROVED PLAN. THE APPROVED PLAN SHALL BE IDENTIFIED WITH THE APPROVED PLAN NUMBER AND DATE OF THE APPROVED PLAN.

SEALING CONTRACTOR IDENTIFICATION:

(COMPANY NAME)

 (ADDRESS)

 (CITY)

 (STATE)

 (DATE)

UNDERGROUND CONTRACTOR IDENTIFICATION:

(COMPANY NAME)

 (ADDRESS)

 (CITY)

 (STATE)

 (DATE)

PAVING CONTRACTOR IDENTification:

(COMPANY NAME)

 (ADDRESS)

 (CITY)

 (STATE)

 (DATE)

LANDSCAPING CONTRACTOR IDENTification:

(COMPANY NAME)

 (ADDRESS)

 (CITY)

 (STATE)

 (DATE)

STABILIZED CONSTRUCTION ENTRANCE DETAIL

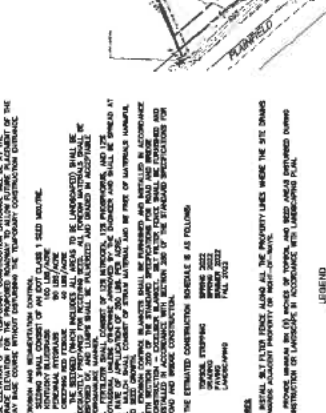
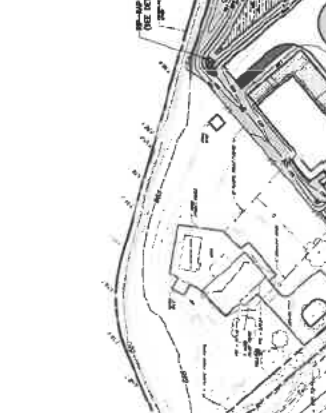
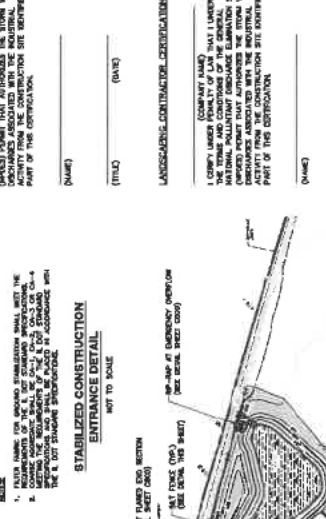
1. CURB SHALL BE 4" HIGH AND 12' WIDE.
 2. SILT TRAP SHALL BE 12' LONG AND 18" DEEP.
 3. SILT TRAP SHALL BE 12' LONG AND 18" DEEP.

STORMWATER POLLUTION PREVENTION PLAN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE POLLUTION PREVENTION PLAN THROUGHOUT THE CONSTRUCTION PERIOD.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE POLLUTION PREVENTION PLAN THROUGHOUT THE CONSTRUCTION PERIOD.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE POLLUTION PREVENTION PLAN THROUGHOUT THE CONSTRUCTION PERIOD.



LEGEND

STABILIZED CONSTRUCTION ENTRANCE
 EROSION CONTROL BLANKET
 SILT FENCE

STORMWATER POLLUTION PREVENTION PLAN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE POLLUTION PREVENTION PLAN THROUGHOUT THE CONSTRUCTION PERIOD.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE POLLUTION PREVENTION PLAN THROUGHOUT THE CONSTRUCTION PERIOD.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE POLLUTION PREVENTION PLAN THROUGHOUT THE CONSTRUCTION PERIOD.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

1. CURB SHALL BE 4" HIGH AND 12' WIDE.
 2. SILT TRAP SHALL BE 12' LONG AND 18" DEEP.

EROSION CONTROL BLANKET

1. EROSION CONTROL BLANKET SHALL BE 12' WIDE.
 2. EROSION CONTROL BLANKET SHALL BE STAPLED TO THE SLOPE AT 6' ON CENTER.

STORMWATER POLLUTION PREVENTION SITE PLAN

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE POLLUTION PREVENTION PLAN THROUGHOUT THE CONSTRUCTION PERIOD.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE POLLUTION PREVENTION PLAN THROUGHOUT THE CONSTRUCTION PERIOD.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE POLLUTION PREVENTION PLAN THROUGHOUT THE CONSTRUCTION PERIOD.



NYLOPLAST™ NYLON BRACKET ZIRING...X

NOTE: 1. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.

Part #	Part Description	Material	Quantity
101	Bracket	Nylon 6/6	1
102	Bracket	Nylon 6/6	1
103	Bracket	Nylon 6/6	1
104	Bracket	Nylon 6/6	1
105	Bracket	Nylon 6/6	1
106	Bracket	Nylon 6/6	1
107	Bracket	Nylon 6/6	1
108	Bracket	Nylon 6/6	1
109	Bracket	Nylon 6/6	1
110	Bracket	Nylon 6/6	1

FLARED END SECTIONS

IC THREADED END
FLANGES, WELDS AND SHIELDS
SEE NOTE

Part #	Part Description	Material	Quantity
1200P	Flange	304	1
1201P	Flange	304	1
1202P	Flange	304	1
1203P	Flange	304	1
1204P	Flange	304	1
1205P	Flange	304	1
1206P	Flange	304	1
1207P	Flange	304	1
1208P	Flange	304	1
1209P	Flange	304	1
1210P	Flange	304	1

NYLON TYPE A

NOTE: 1. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.

NYLON TYPE A

NOTE: 1. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.

NYLON TYPE A

NOTE: 1. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.

NYLON TYPE A

NOTE: 1. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.

PIPE OUTLET TO FLAT AREA

NOTE: 1. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.

NYLON TYPE A

NOTE: 1. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.

NYLON TYPE A

NOTE: 1. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE DIMENSIONS UNLESS OTHERWISE SPECIFIED.



A0.00

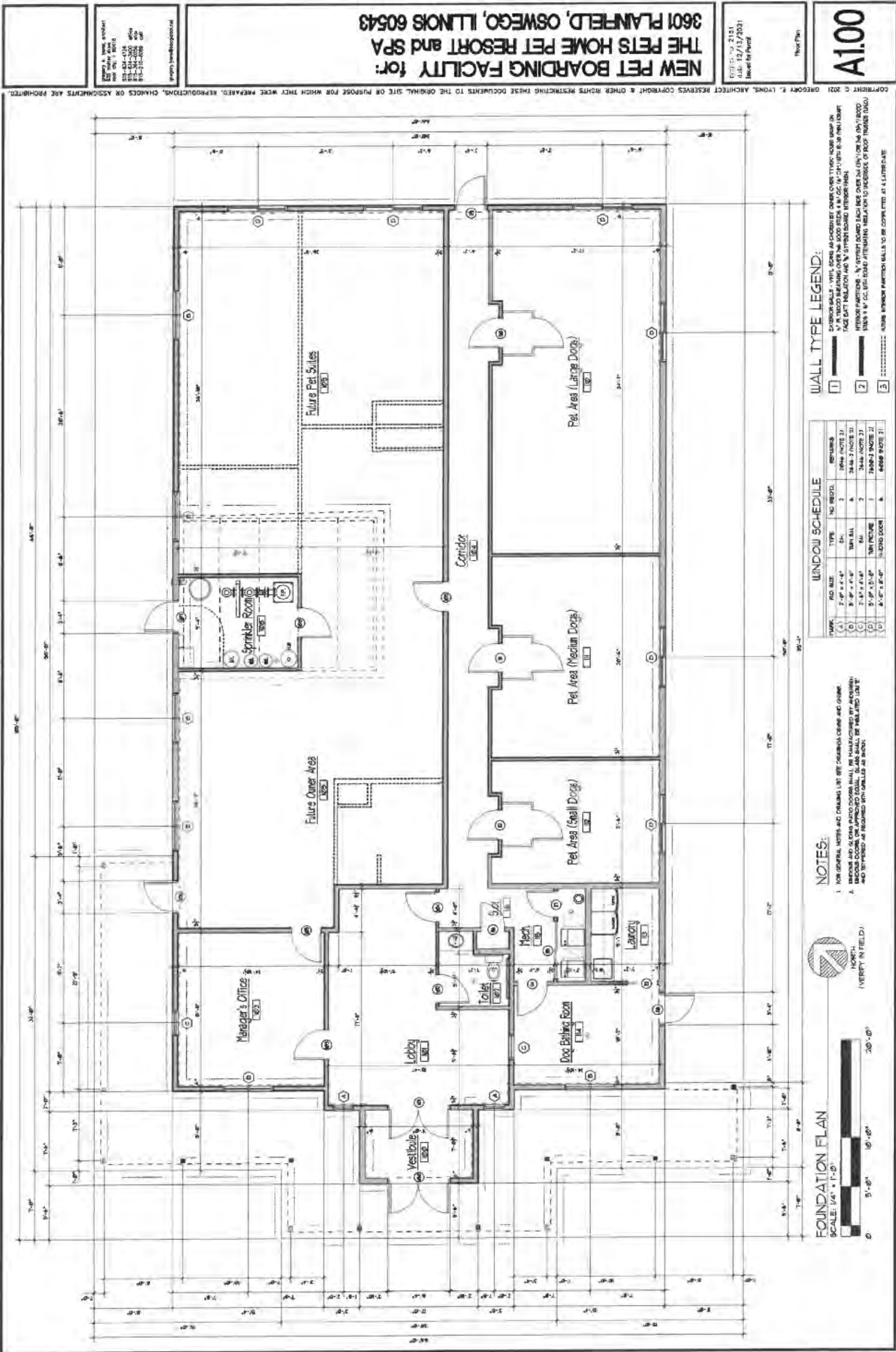
Exterior Rendering

Project No. 2151
Date 12/13/2021
Issued For Permit

NEW PET BOARDING FACILITY for:
THE PETS HOME PET RESORT and SPA
3601 PLAINFIELD, OSWEGO, ILLINOIS 60543

Gregory E. Lyons, Architect
1200 N. York Street
Suite 100
Oswego, IL 60543
Tel: 618-234-7777
Fax: 618-234-7778
www.gregoryelyons.com

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3601 PLAINFIELD, OSWEGO, ILLINOIS 60543
THE PETS HOME PET RESORT AND SPA
NEW PET BOARDING FACILITY for:

PROJECT: New, Addition
 DATE: 04-14-2021
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN
 PROJECT NO.: 2101

FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

NOTES:
 1. FOR GENERAL NOTES AND DETAILS, SEE DRAWING CONCRETE AND CONCRETE REINFORCING AND REVISIONS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

WINDOW SCHEDULE:
 NAME: NO. REQ'D. TYPE NO. REQ'D. REFERENCE
 W-1 1 1 2'-0" x 4'-0" CA. 2 2044-NOTE 21
 W-2 1 1 3'-0" x 4'-0" W-1 1 2044-NOTE 21
 W-3 1 1 3'-0" x 5'-0" W-1 1 2044-NOTE 21
 W-4 1 1 4'-0" x 4'-0" W-1 1 2044-NOTE 21
 W-5 1 1 4'-0" x 4'-0" W-1 1 2044-NOTE 21

WALL TYPE LEGEND:
 1 EXTERIOR WALL - WITH CORE AS-CURVED BY OWNER OVER TYPE CORE WALL IN PLACE WITH FINISHES TO 2000 LEVEL AS SHOWN IN SECTION 2101-01 AND 2101-02
 2 INTERIOR PARTITION - WITH CORE AS-CURVED BY OWNER OVER TYPE CORE WALL IN PLACE WITH FINISHES TO 2000 LEVEL AS SHOWN IN SECTION 2101-01 AND 2101-02
 3 INTERIOR PARTITION - WITH CORE AS-CURVED BY OWNER OVER TYPE CORE WALL IN PLACE WITH FINISHES TO 2000 LEVEL AS SHOWN IN SECTION 2101-01 AND 2101-02

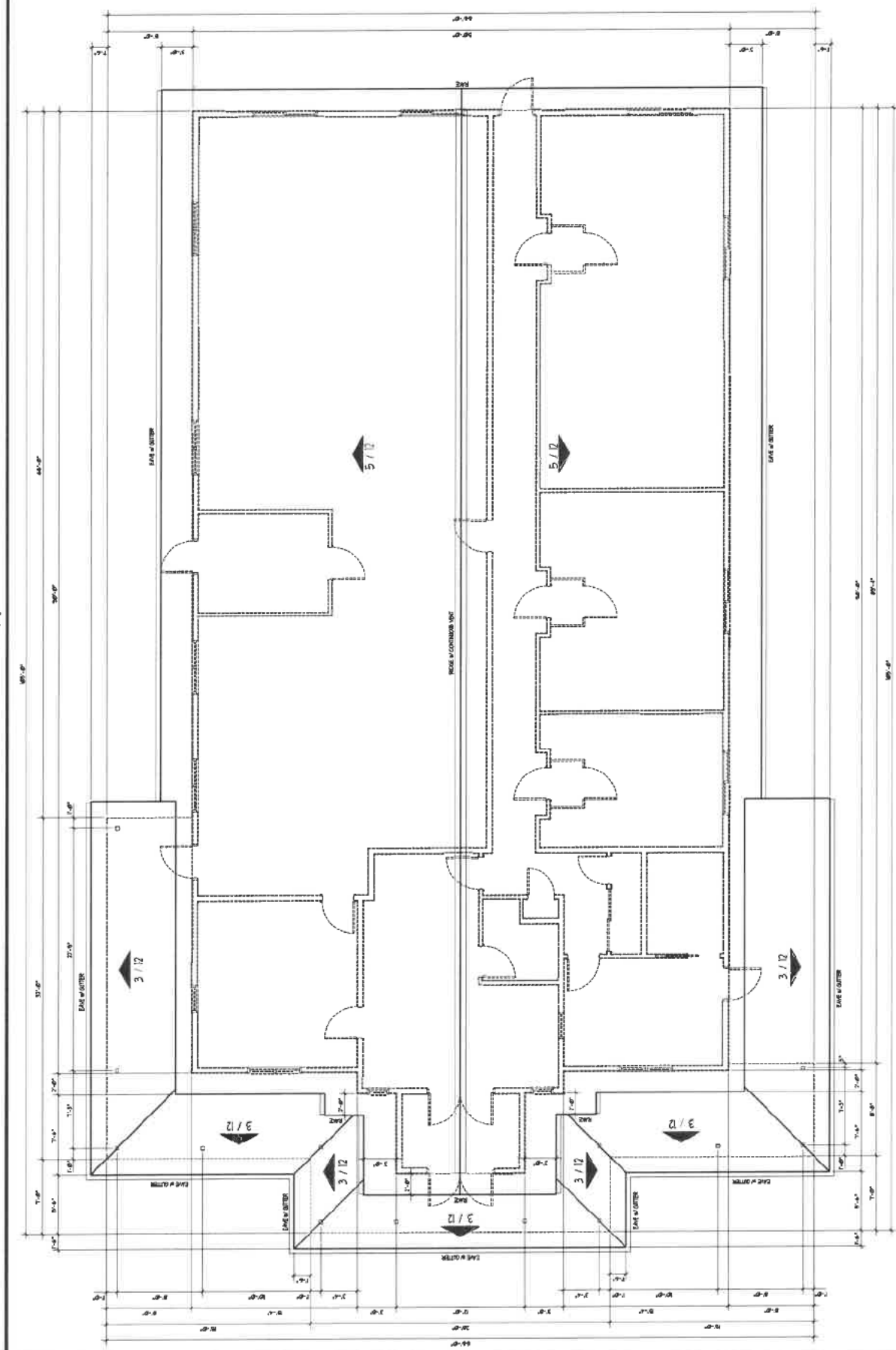
3601 PLAINFIELD, OSWEGO, ILLINOIS 60543
 THE PETS HOME PET RESORT and SPA
 NEW PET BOARDING FACILITY for:

PROJECT NO. 2151
 DATE 12/13/2021
 BASED FOR PERMIT

Roof Plan

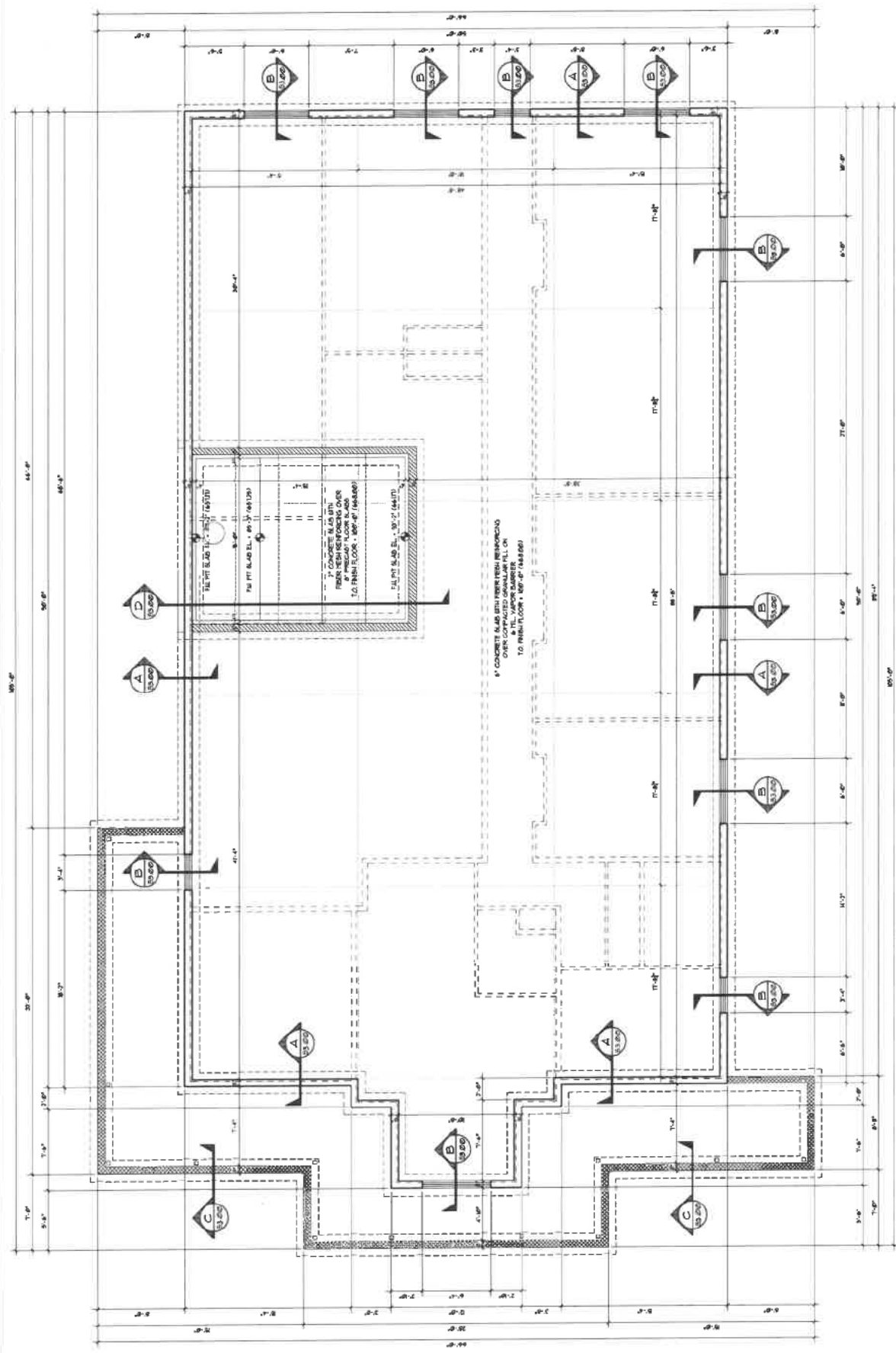
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ROOF PLAN
 SCALE: 1/4" = 1'-0"

Sheet 01, Page 1



PROJECT NO. 2151
 DATE 12/13/2021
 DRAWN BY [Signature]
 CHECKED BY [Signature]

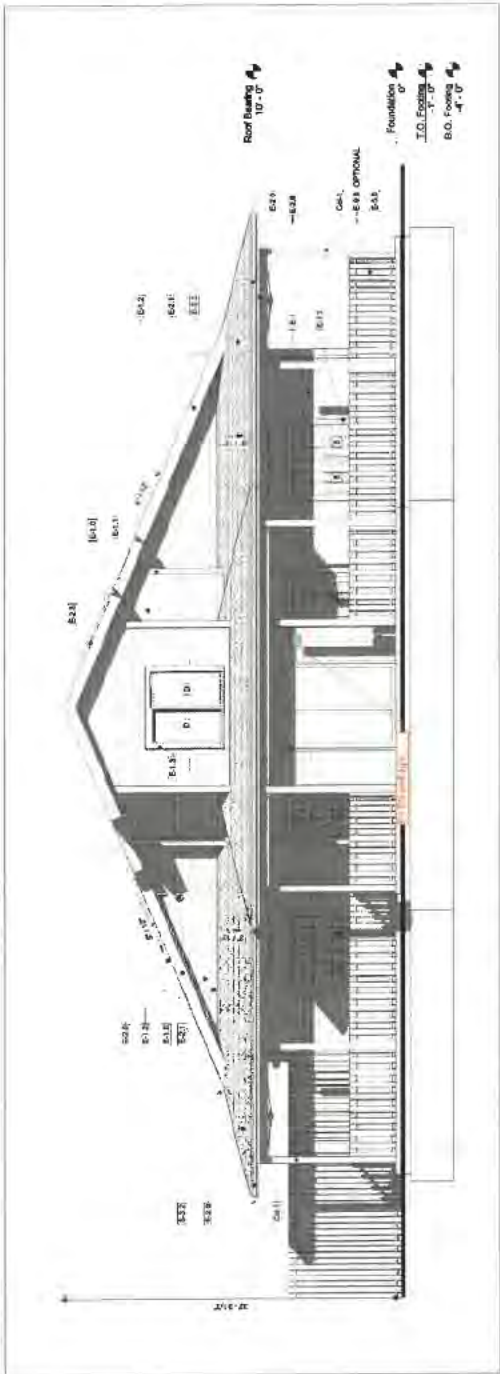
NEW PET BOARDING FACILITY for:
THE PETS HOME PET RESORT and SPA
3601 PLAINFIELD, OSWEGO, ILLINOIS 60543

FOUNDATION PLAN
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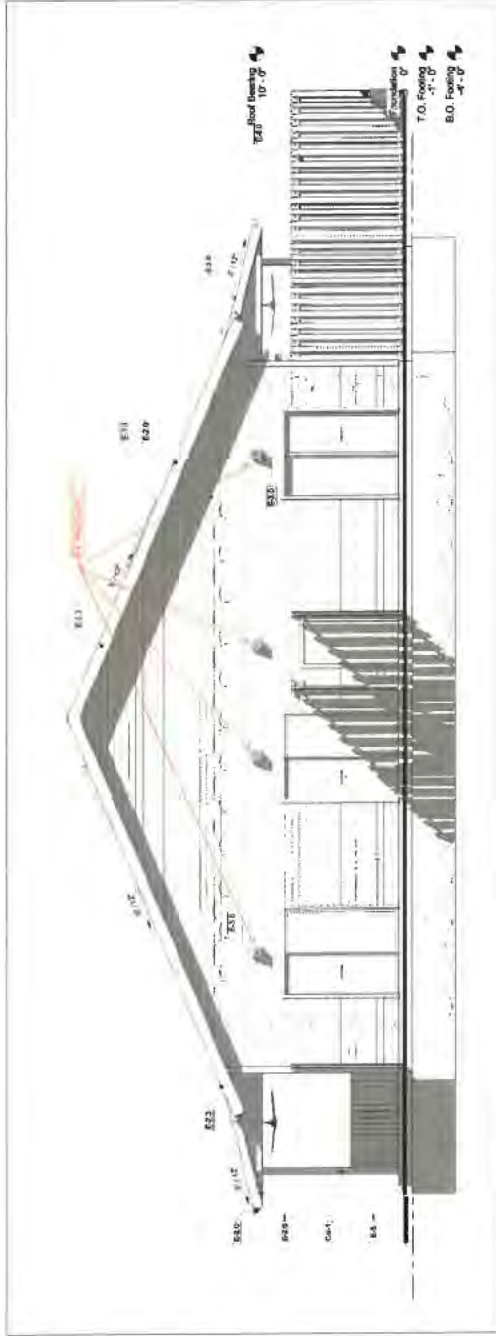
\$1.00

ELEVATION'S KEYNOTE LEGEND

KEY NUMBER	KEY DESCRIPTION
E-1	4x4 TREATED WOOD POST AT STITCHES (FINISH-IE BASE AND CLAY CONC)
E-2	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-3	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-4	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-5	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-6	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-7	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-8	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-9	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-10	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-11	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-12	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-13	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-14	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-15	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-16	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-17	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-18	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-19	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-20	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-21	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-22	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-23	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-24	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-25	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-26	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-27	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-28	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-29	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-30	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-31	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-32	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-33	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-34	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-35	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-36	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-37	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-38	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-39	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-40	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-41	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-42	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-43	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-44	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-45	W/4x4 W/4x4 CORNER BRACKET (BASE)
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E-47	W/4x4 W/4x4 CORNER BRACKET (BASE)
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E-63	W/4x4 W/4x4 CORNER BRACKET (BASE)
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E-65	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-66	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-67	W/4x4 W/4x4 CORNER BRACKET (BASE)
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E-71	W/4x4 W/4x4 CORNER BRACKET (BASE)
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E-73	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-74	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-75	W/4x4 W/4x4 CORNER BRACKET (BASE)
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E-87	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-88	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-89	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-90	W/4x4 W/4x4 CORNER BRACKET (BASE)
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E-95	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-96	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-97	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-98	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-99	W/4x4 W/4x4 CORNER BRACKET (BASE)
E-100	W/4x4 W/4x4 CORNER BRACKET (BASE)



FRONT ELEVATION (Reversed)
SCALE: 1/4" = 1'-0"



REAR ELEVATION (Reversed)
SCALE: 1/4" = 1'-0"

NOTES:
1. FOR GENERAL NOTES AND DETAILS SEE THE DRAWING GROUP AND SHEET

NEW PET BOARDING FACILITY for:
THE PETS HOME PET RESORT and SPA
3601 PLAINFIELD, OSWEGO, ILLINOIS 60543

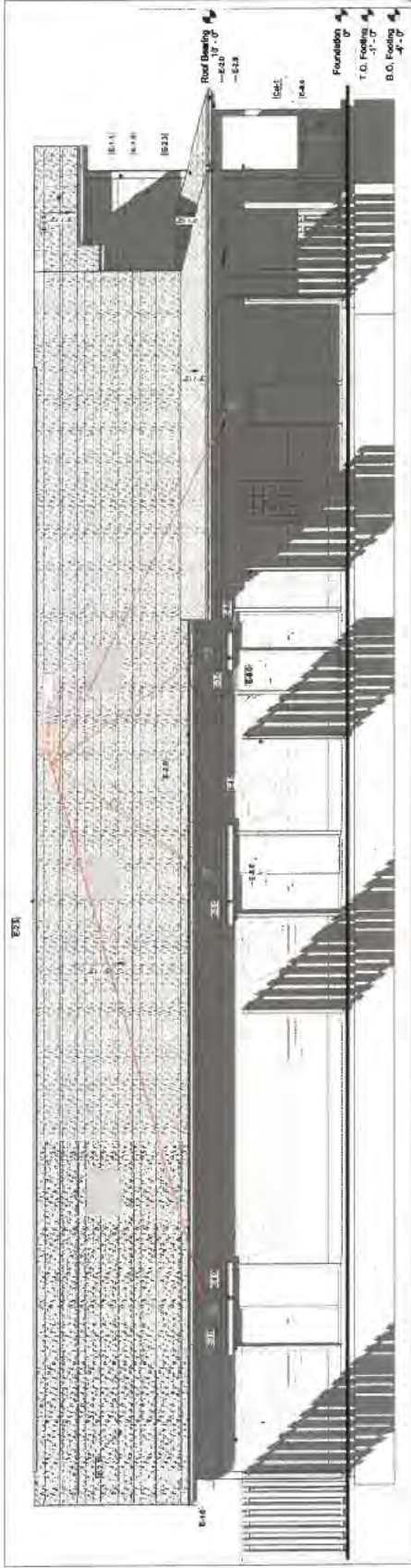
Project No. 2151
Date: 12/15/2021
Need for Print

Editor: Davidson

A2.00

Gregory E. Lyons, Architect
115 N. 4th St.
Oswego, IL 60543
630-200-0000
630-200-0000
630-200-0000

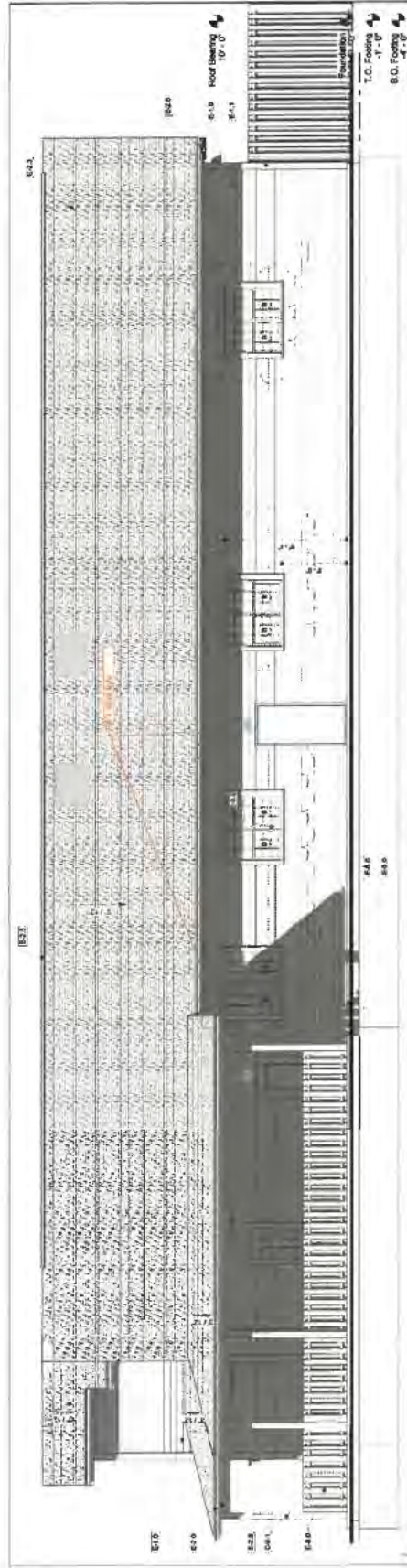
gregory@elyonsarch.com



RIGHT ELEVATION (Reversed)
SCALE: 1/4" = 1'-0"

NOTES:

1. FOR ORIGINAL NOTES AND DRAWING SET SEE DRAWING CLIP AND G165
2. FOR ELEVATION KEYNOTE LEGEND SEE DRAWING A1.02



LEFT ELEVATION (Reversed)
SCALE: 1/4" = 1'-0"

Project: 19. Pets, animals
Date: 11/1/2021
Sheet: 04-A-0725
Scale: 1/4" = 1'-0"
Title: NEW PET BOARDING FACILITY FOR THE PETS HOME PET RESORT AND SPA
3601 PLAINFIELD, OSWEGO, ILLINOIS 60543

Project: 19. Pets, animals
Date: 11/1/2021
Sheet: 04-A-0725
Scale: 1/4" = 1'-0"
Title: NEW PET BOARDING FACILITY FOR THE PETS HOME PET RESORT AND SPA
3601 PLAINFIELD, OSWEGO, ILLINOIS 60543

Project: 19. Pets, animals
Date: 11/1/2021
Sheet: 04-A-0725
Scale: 1/4" = 1'-0"
Title: NEW PET BOARDING FACILITY FOR THE PETS HOME PET RESORT AND SPA
3601 PLAINFIELD, OSWEGO, ILLINOIS 60543

Project: 19. Pets, animals
Date: 11/1/2021
Sheet: 04-A-0725
Scale: 1/4" = 1'-0"
Title: NEW PET BOARDING FACILITY FOR THE PETS HOME PET RESORT AND SPA
3601 PLAINFIELD, OSWEGO, ILLINOIS 60543

A2.01

NO.	DATE	REVISION RECORD

CFC
 Civil & Environmental Consultants, Inc.
 1200 East Chalmers Road, Suite 400 - Naperville, IL 60563
 630-688-8028 • 630-688-8029
 WWW.CFCIL.COM

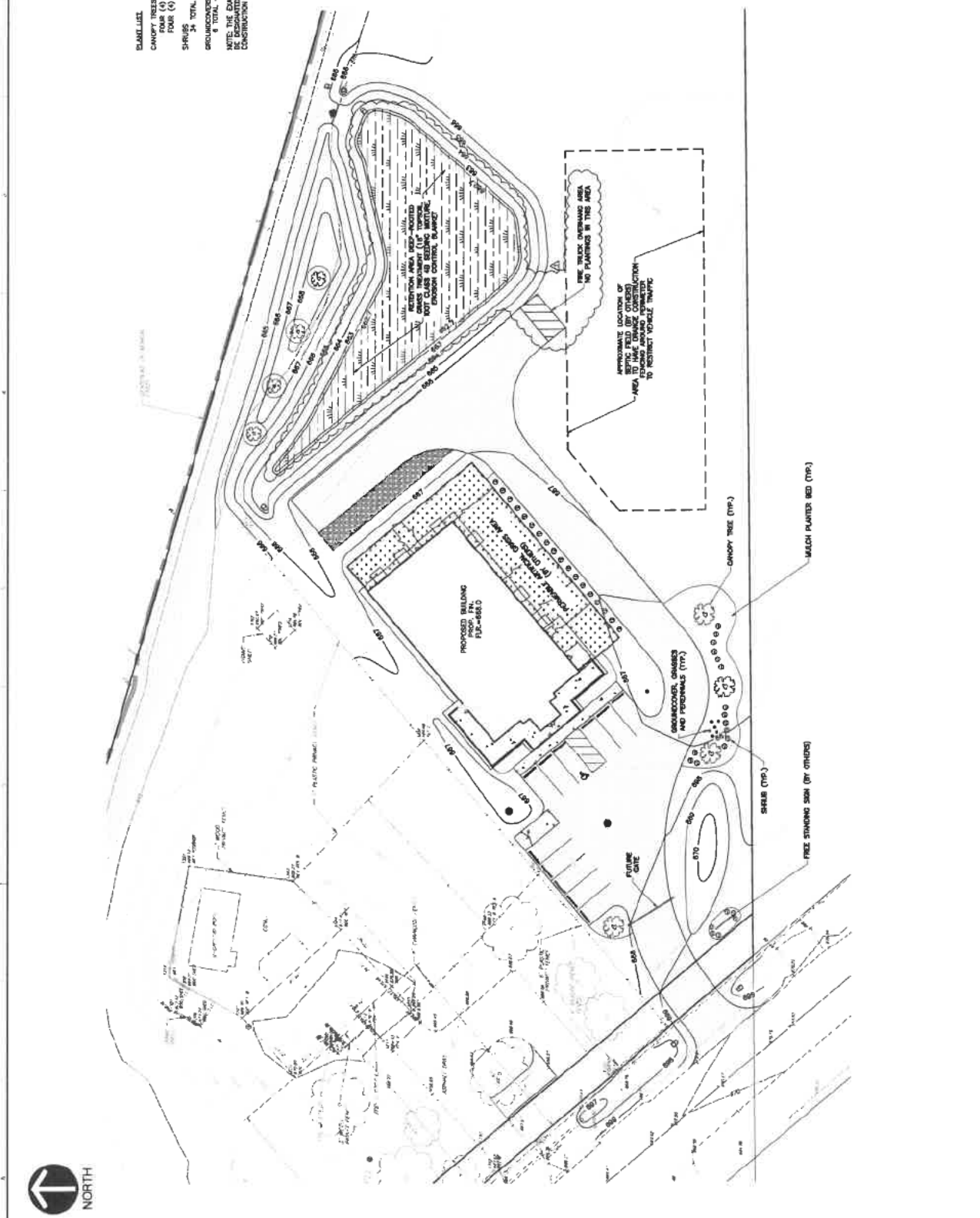
UNBLAD CONSTRUCTION CO. OF JOLIET, INC.
 THE PETS HOME PET RESORT & SPA
 3601 PLAINFIELD ROAD
 OSWEGO, ILLINOIS 60543

PROJECT NO.	112048
DATE	01/28/2010
SCALE	1" = 20' HORIZONTAL 1" = 10' VERTICAL
LANDSCAPING PLAN	

LS-1.0



SYMBOLS:
 CANOPY TREES - 8 TOTAL
 FOUR (4) - 3" CALIPER
 FOUR (4) - 2" CALIPER
 SHRUBS TOTAL - 18"-24" SIZE
 8 TOTAL - 1 GALLON
 ORNAMENTALS, GRASSES, AND PERENNIALS
 8 TOTAL
 NOTE: THE EXACT LOCATION AND THE SPECIES TYPE WILL
 BE DETERMINED ON THE FINAL LANDSCAPING PLANS FOR
 CONSTRUCTION BY THE LANDSCAPE DESIGN PROFESSIONAL.



DATE

Matt Asselmeier

From: Alec Keenum <akeenum@oswegofire.com>
Sent: Friday, June 23, 2023 6:00 AM
To: Matt Asselmeier
Cc: Brian Holdiman; [REDACTED]
Subject: RE: [External]fence and sign 3587 Plainfield Rd

Matt...

The FD understands this explanation and has no issues with the fence as described.

Regards,

Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District



From: laura gay [REDACTED]
Sent: Thursday, June 22, 2023 4:19 PM
To: Alec Keenum akeenum@oswegofire.com
Subject: Fence and sign

I know you're probably still listening to that long message of mine but I thought I would send you an email too. The north side of the building where the fence I need it up front because we have one of those push doors and when a dog lays on it or jumps on it the door opens up and out they go so that's why I need the fence up front. It is not locking so you can walk right back there it will open like a normal fence. On the other side where the driveway is that's a sliding fence once again it's not locking you can slide it and get on back there.

From: Alec Keenum
Sent: Wednesday, June 21, 2023 12:38 PM
To: 'Matt Asselmeier' <masselmeier@kendallcountyil.gov>; FireChief <firechief@oswegofire.com>
Cc: Brian Holdiman <BHoldiman@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>; Latreese

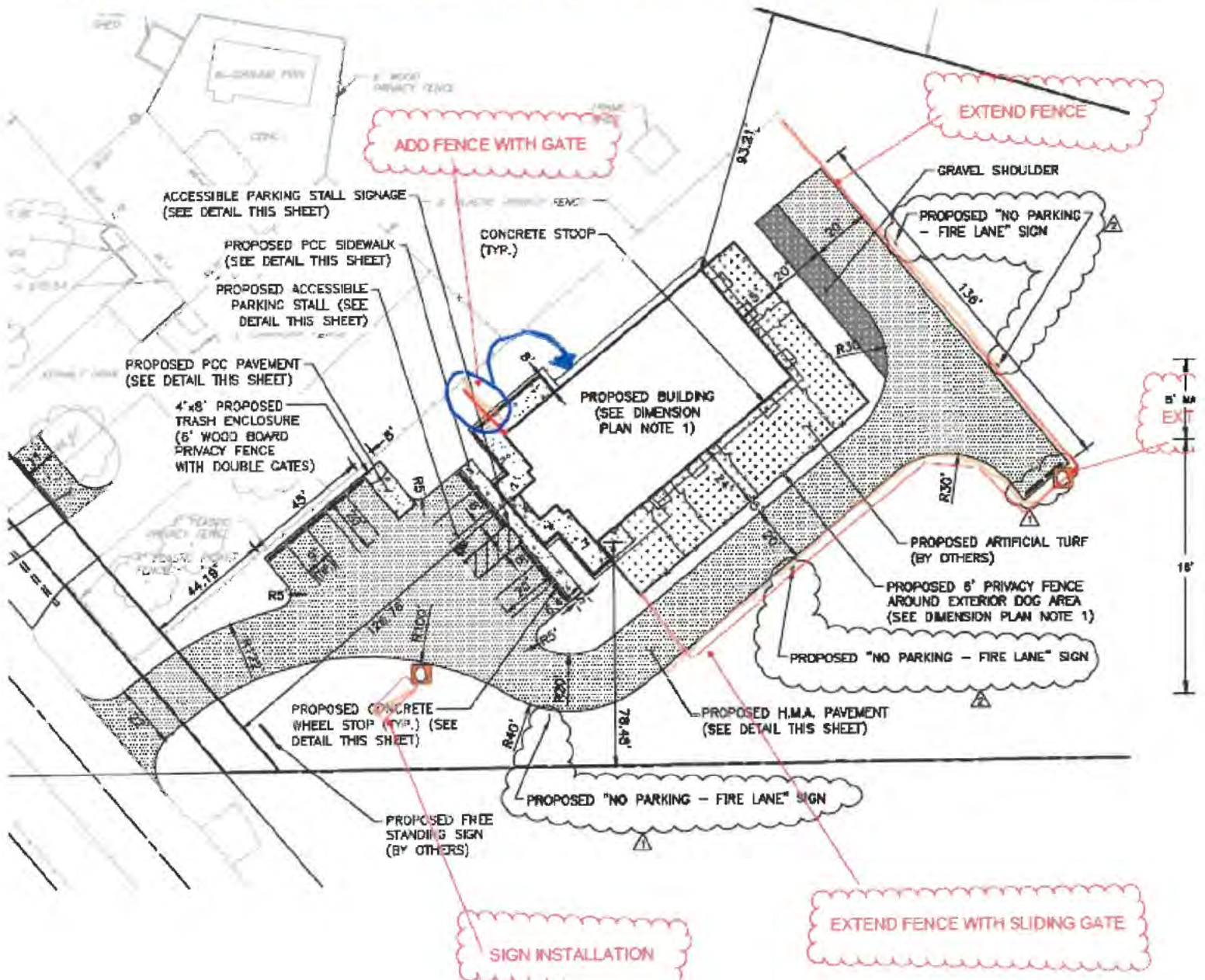
Caldwell <LCaldwell@kendallcountyil.gov>
Subject: RE: [External]fence and sign 3587 Plainfield Rd

Hi Matt,

I believe this is the first we have heard of this.

Do we know if these gates are locked or just closable to assist in containing the pets to the yard? IN either case, the fencing cannot impede on the drive surfaces 20' minimum unobstructed access.

The smaller gate on the "north" side - would prefer to see that moved such that the access to the sprinkler riser room/FACP is *not* within the fenced in area. The larger sliding gate on the south side - if this is electronically secured, then a Knox gate switch will be required to be added. If it is merely padlocked, then a Knox padlock will be required to supplement the owners padlock, allowing either party to secure/unsecure the gate without affecting each others padlock.



Regards,

Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, June 21, 2023 12:21 PM
To: Alec Keenum <akeenum@oswegofire.com>; FireChief <firechief@oswegofire.com>
Cc: Brian Holdiman <BHoldiman@kendallcountyil.gov>; Seth Wormley <swormley@kendallcountyil.gov>; Latreese Caldwell <LCaldwell@kendallcountyil.gov>
Subject: FW: [External]fence and sign

Captain Keenum:

Laura Gay wants to install a fence as depicted on the attached site plan at 3587 (formerly 3601) Plainfield Road.

Before I send her the information to obtain a minor amendment to her special use permit, I wanted to run this by you. Were you aware that she wanted to install this fence? Do you have any objections to the installation of the fence as proposed?

Thanks,

Matthew H. Asselmeier, AICP, CFM
Director
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: laura gay <[REDACTED]>
Sent: Wednesday, June 21, 2023 10:03 AM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: [External]fence and sign

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Laura Mae

The Pet's Home
www.thepetshome.com

MINOR AMENDMENT TO EXISTING SPECIAL USE

AMENDING THE SITE PLAN FOR A KENNEL AT 3587 (3601) PLAINFIELD ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 03-28-100-018 IN OSWEGO 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 A-1 Agricultural District and consists of approximately five (5) acres located at 3587 (3601) Plainfield Road (PIN: 03-28-100-018), in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as “the subject property.”; and

WHEREAS, on November 19, 2019, the Kendall County Board approved Ordinance 2019-33 which granted a special use permit for a kennel at the subject property; and

WHEREAS, on March 22, 2022, the Kendall County Board approved Ordinance 2022-09 which amended the site plan for the special use permit for a kennel at the subject property; and

WHEREAS, the subject property is currently owned by John and Laura Gay and hereinafter shall be referred to as “Petitioner”; and

WHEREAS, on or about July 1, 2023, Petitioner filed a petition for a minor amendment to Condition Number 2.A of Ordinance 2022-09 to install additional fencing, gates, and rotate signage at the subject property; 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 2019-33 and Ordinance 2022-09.
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 2.A of Ordinance 2022-09 by allowing for the installation of six foot (6’) tall vinyl fencing with gates and the rotation of the sign as depicted on the site plan attached hereto as Exhibit B.
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 7th day of August, 2023.

State of Illinois
County of Kendall

Zoning Petition
#23-27

Attest:

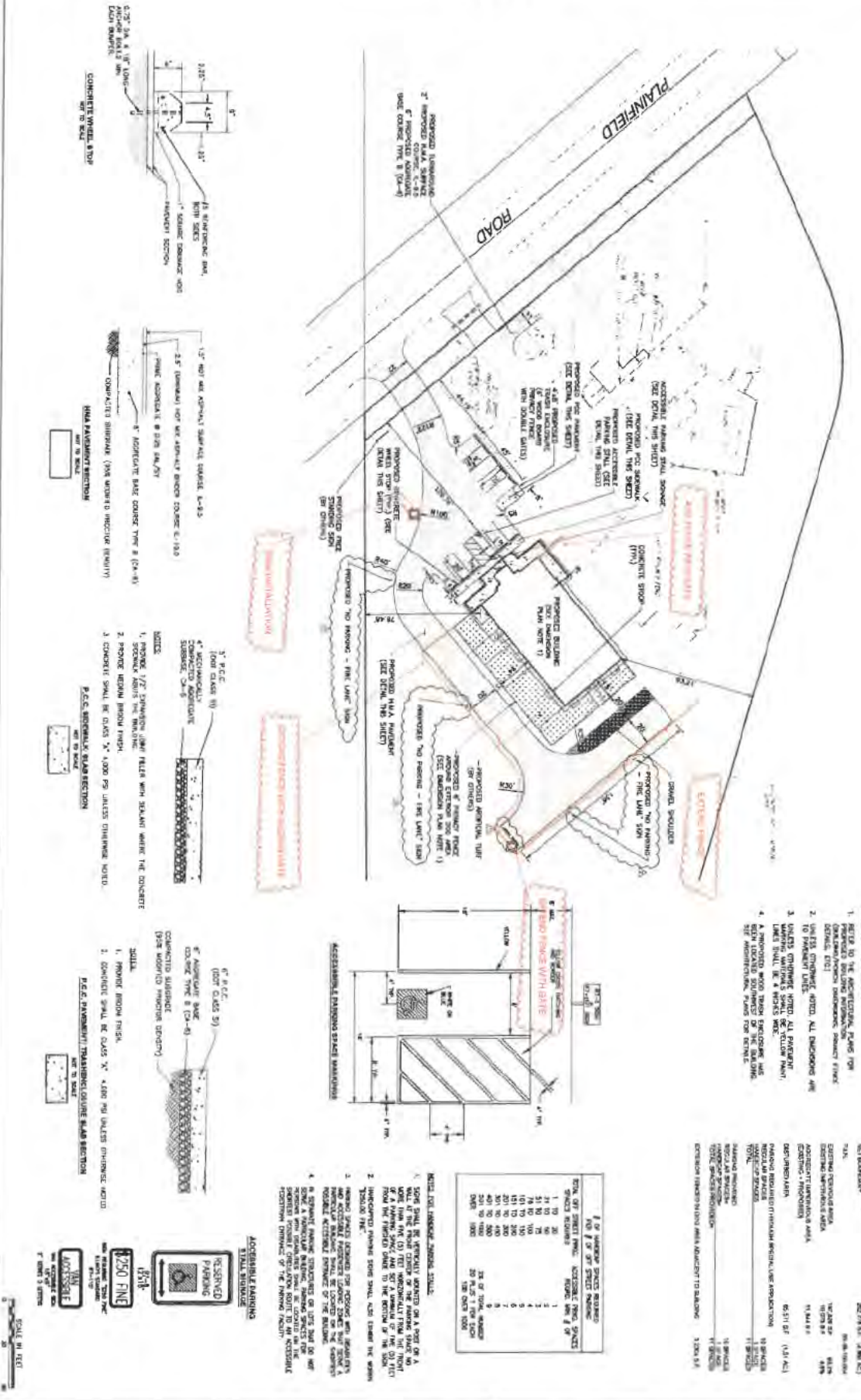
Kendall County Zoning Administrator
Matthew H. Asselmeier

Kendall County PBZ Committee Chairman
Seth Wormley

Exhibit A

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHEAST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE ; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

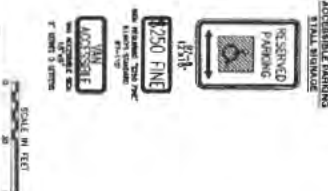


- REVISIONS - S&B - 2/10/11**
1. REVISED TO BE ACCORDING TO PLANS FROM CONSTRUCTION MANAGEMENT PROJECT (CM) DRAWING SET.
 2. IN EXISTING AREAS, ALL EXISTING AND PROPOSED UTILITY LINES SHALL BE EXPOSED AND RELOCATED AS SHOWN ON THESE PLANS.
 3. ALL EXISTING UTILITY LINES SHALL BE RELOCATED TO THE INTERIOR OF THE BUILDING AS SHOWN ON THESE PLANS.
 4. ALL EXISTING UTILITY LINES SHALL BE RELOCATED TO THE INTERIOR OF THE BUILDING AS SHOWN ON THESE PLANS.

DATA

PROJECT NO.	11-1001	DATE	02/10/11
PROJECT NAME	LINDSLAD CONSTRUCTION	SCALE	AS SHOWN
DRAWN BY	J. J. JONES	CHECKED BY	J. J. JONES
DESIGNED BY	J. J. JONES	DATE	02/10/11
PROJECT LOCATION	3601 PLAINFIELD ROAD, OSWEGO, ILLINOIS 60543	PROJECT NO.	11-1001
CLIENT	LINDSLAD CONSTRUCTION	DATE	02/10/11
SCALE	AS SHOWN	DATE	02/10/11
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REVISION RECORD

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30	ISSUED FOR PERMITS	02/10/11

LINDSLAD CONSTRUCTION CO. OF JOILET, INC
THE PETS HOME PET RESORT & SPA
3601 PLAINFIELD ROAD
OSWEGO, ILLINOIS 60543

CEC
Civil & Environmental Consultants, Inc.
 1200 East O'Hair Road, Suite 200 - Naperville, IL 60563
 630-965-4026 - 877-965-4026
 www.cec.com

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