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**KENDALL COUNTY**  
**ZONING AND PLATTING ADVISORY COMMITTEE**  
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

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**AGENDA**

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November 5, 2019 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: **County Board:** Matthew Prochaska, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **Wills Burke Kelsey:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Megan Andrews, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **GIS:** Meagan Briganti; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the October 1, 2019 ZPAC Meeting Minutes (Pages 3-8)

PETITIONS:

1. **19 – 36 – Ruben Hernandez on Behalf of Majey Concrete, Inc. (Pages 9-34)**  
Request: Site Plan Approval for Vehicle and Equipment Parking on Lots 6-10 of the Light Road Industrial Park  
PINs: 03-07-177-009, 03-07-177-010, 02-12-201-003, 02-12-426-001, and 02-12-426-002  
Location: Approximately 0.25 Miles South of Light Road Along Commerce Road at the Cul-De-Sac at the end of Commerce Road, Oswego and Bristol Townships  
Purpose: Petitioners Want to Park Vehicles and Equipment on the Property as Business; Property is Zoned M-1
  
2. **19 – 37 – John Dollinger on Behalf of Hansel Ridge, LLC (Pages 35-59)**  
Request: Amend the Future Land Use Map in the Land Resource Management Plan by Changing the Classification of the Subject Property from Public/Institutional to Commercial  
PIN: Northern 18.7 +/- Acres of 09-13-200-002  
Location: 195 Route 52, Seward Township  
Purpose: Petitioner Wants Map Change to Be Able to Rezone the Property for Commercial Purposes; Property is Zoned A-1
  
3. **19 – 38 – John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner) and Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer) (Pages 60-96)**  
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural to B-4 Commercial Recreation District  
PIN: Northwestern 9.19 +/- Acres of 09-13-200-002  
Location: 195 Route 52, Seward Township  
Purpose: Petitioners Would Like to Operate an Indoor Athletic Facility at the Subject Property
  
4. **19 – 39 – John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner), Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer), and James and Denise Maffeo (Prospective Buyer) (Pages 97-143)**  
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural to B-3 Highway Business District and Special Use Permits for Indoor and Outdoor Storage  
PIN: Northeastern 8.69 +/- Acres of 09-13-200-002  
Location: 195 Route 52, Seward Township  
Purpose: Petitioners Would Like to Operate an Indoor and Outdoor Storage Facility on the Property.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/ NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

ADJOURNMENT- Next meeting on December 3, 2019

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

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
October 1, 2019 – Unapproved Meeting Minutes**

PBZ Chairman Matthew Prochaska called the meeting to order at 9:00 a.m.

Present:

Megan Andrews – Soil and Water Conservation District  
Matt Asselmeier – PBZ Department  
David Guritz – Forest Preserve  
Fran Klaas – Highway Department  
Commander Jason Langston – Sheriff's Department  
Matthew Prochaska – PBZ Committee Chair  
Aaron Rybski – Health Department

Absent:

Meagan Briganti – GIS  
Greg Chismark – WBK Engineering, LLC  
Brian Holdiman – PBZ Department

Audience:

John Sharkey, Ronald Smrz, Caitlin Paloian, and Laura Gay

**AGENDA**

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the agenda as presented. With a voice vote of all eyes, the motion carried unanimously.

**MINUTES**

Mr. Guritz made a motion, seconded by Ms. Andrews, to approve the September 30, 2019, meeting minutes. With a voice vote of all eyes, the motion carried unanimously.

**PETITIONS**

**Petition 19-32 John and Erin Sharkey and Theodore Parks**

Mr. Asselmeier summarized the request.

John and Erin Sharkey and Theodore Parks would like to vacate the ten foot (10') public utility and drainage easement that runs along and parallel the northern lot lines of Lots 1 and 4 in Highgrove Subdivision. The Petitioners own the property immediately north of the subdivision and would like to construct buildings inside the current easement.

After submitting the application to vacate the easement in question, the Petitioners agreed to relocate the easement to the northern boundary of PINs 09-07-200-034 and 09-07-200-033.

The property is located at 13315D and 13315A Grove Road in Seward Township.

The property is zoned R-2 One Family Residential. The current land use is one-family residential. The future land use is rural residential. There are no floodplains or wetlands on the property. The adjacent land uses are agricultural, single-family residential, farmstead, and park. The adjacent zonings are A-1, RPD-2, and R-2. The Land Resource Management Plan calls for the entire area to be rural residential.

Seward Township was emailed information on September 23, 2019, and did not submit any comments.

The Petitioners originally wanted to vacate the ten foot (10') public utility and drainage easement that runs along and parallel the northern lot lines of Lots 1 and 4 in Highgrove Subdivision. The Petitioners own the property immediately north of the subdivision and would like to construct buildings inside the current easement.

On September 6, 2019, Fran Klaas sent an email expressing no opposition to the proposal on the condition that no public utilities were located in the easement and that the easement be relocated to the north portion of the Petitioners' respective properties (09-07-200-034 and 09-07-200-033).

Also on September 6, 2019, Greg Chismark submitted comments concurring with Fran Klaas. Mr. Chismark also requested that the easement be extended north along the eastern property line of Lot 1 to the new easement location.

The emails from Fran Klaas and Greg Chismark were provided.

The Petitioners contacted JULIE to determine no utilities would be impacted by vacating the easement. The JULIE information was provided.

As of September 9, 2019, the Petitioners agreed to the requests of the County and had their engineer prepare an updated plat showing the relocated and extended easements.

Mr. Guritz asked about drainage facilities in the current easement. Mr. Asselmeier said that no existing drainage facilities are located in the existing easement.

Mr. Rybski asked about the plans for the lots to the north of the subject property. Mr. Asselmeier said that the lots are planned to be used residentially as part of the Petitioners' yards.

Mr. Guritz made a motion, seconded by Mr. Klaas, to recommend approval of the requested easement vacation and relocation.

Ayes (7): Andrews, Asselmeier, Guritz, Klaas, Langston, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (3): Briganti, Chismark, and Holdiman

The motion passed. This proposal will go to the Kendall County Planning, Building and Zoning Committee on October 7, 2019, at 6:30 p.m.

**Petition 19-34 Ronald Smrz on Behalf of the Ronald Smrz Trust**

Mr. Asselmeier summarized the request.

Ron Smrz, on behalf of the Ronald Smrz Trust, would like to establish a storage business for boats and RVs at the subject property.

The property is located at 7821 Route 71. The property is approximately seventeen (17) acres in size and the original proposed area for the special use permit was approximately two (2) acres in size.

The current land use is agricultural. The future land use is rural residential. Route 71 is a State maintained highway and is considered a Scenic Route at the subject property. Yorkville has a trail planned along Route 71. There is a farmable wetland on the property consisting of approximately a tenth (0.1) of an acre. The adjacent land uses are agricultural, single-family residential, and farmstead. The adjacent zonings are A-1, A-1 SU, R-1, R-3, and R-3 PUD. The Land Resource Management Plan calls for the area to be rural residential. The nearby zonings are A-1, A-1 SU, A-1 BP, R-3, RPD-2, and R-3 PUD.

The subject property has a special use permit for a landscaping business.

The special use permit to the north is for a campground. The special use permit to the east is for a landscaping business.

Lyon Farm is located south of the subject property.

The Richard Young and Lyon Forest Preserves are in the vicinity.

The aerial of the property and other pictures of the property were provided.

EcoCat submitted on June 6, 2019, as part the Wetland Delineation Report and found the Fox River INAI Site and Yorkville Seep INAI Site in the area. The entire Wetland Delineation Report was provided.

NRI application submitted on August 2, 2019.

Oswego Township was emailed information on September 24, 2019.

The Bristol-Kendall Fire Protection District was emailed information on September 24, 2019.



The United City of Yorkville was emailed information on September 24, 2019.

According to the information provided to the County, the Petitioner originally planned to offer rental space for two hundred (200) rental units. The Petitioner would offer year-round storage access twenty-four (24) hours a day, seven (7) days a week. The Petitioner reduced the size of the operation to avoid having to provide onsite stormwater detention.

Prospective renters would meet with the Petitioner at the property at a pre-arranged time to view the property, sign a contract, and receive their access code. The Petitioner plans to use the existing storage building shown in Attachment 6 as the office for the business.

The Petitioner and his wife would be the only employees of the business.

No new structures are planned for the property. A new occupancy permit might be required for the existing storage building.

The location of the well was shown on the proposed site plan south of the existing house. No bathrooms or potable water sources would be available to patrons of the storage business.

The Petitioner indicated that the storage area would have a gravel base.

The property fronts Route 71 and an existing access point off of Route 71 exists.

The Illinois Department of Transportation provided comments regarding this proposal. A new access permit will be required.

Parking will occur in the gravel areas east of the existing building shown. The Petitioner originally proposed having fifteen (15) parking spaces. Per the Americans with Disabilities Act, at least one (1) of these spaces must be handicapped accessible. The Petitioner may change the parking layout.

The Petitioner plans to install lighting on the exterior of the shed.

The Petitioner plans to install a sign along Route 71. The sign must meet all of requirements of the Kendall County Zoning Ordinance and must not be illuminated.

The Petitioner plans to remove the three (3) existing Norway Spruce trees. The Petitioner originally planned to plant forty (40) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting. The evergreens were to be placed to the north and east of the storage area. The Petitioner may change the number of evergreen depending on the revised site plan. The evergreens would be planted by the end of May 2020.

The Petitioner indicated that the storage area will have a chain-link fence around the storage area. The fence is planned to be six feet (6') in height.

There will be a twenty foot (20') wide automatic gate on the east side of the storage area to control access to the area. The gate will be adjacent to the shed.

A security monitoring system will also be installed with cameras on the shed.

No information was provided regarding noise control.

No new odors are foreseen.

While very little trash or litter is expected to be generated by the proposed, no plans for litter control were provided.

If approved, this would be the fifth active special use permit for this type of storage in unincorporated Kendall County.

The Petitioner currently resides in the house on the property.

The Petitioner agreed that all items stored on the property would remain licensed and in good working order. The Petitioner agreed to follow the Kendall County Inoperable Vehicle Ordinance and the Junk and Debris Ordinance. The Petitioner also agreed that none of the vehicles stored as part of the special use permit would be for agricultural purposes.

A revised site plan was submitted with a smaller project footprint in order to not have to install onsite storage of stormwater.

Mr. Guritz asked about the threshold for stormwater. Mr. Asselmeier read the threshold from the Stormwater Management Ordinance.

Commander Langston asked about size limitations for vehicles stored on the property. Mr. Smrz responded that the maximum would be approximately thirty-nine feet (39'). Commander Langston expressed concerns regarding larger vehicles accessing the property. Mr. Smrz noted that the State has plans to widen Route 71. Mr. Smrz will ask the State to see if a larger entrance is necessary.

Ms. Andrews noted that the Kendall County Soil and Water Conservation District reviewed the proposal last month and will forward her report.

Mr. Rybski noted the locations of the existing well and septic and expressed no concerns related to the Health Department.

Mr. Asselmeier asked about a plan to address leaks such as motor oil leaks. Mr. Smrz said that he would check the site daily for leaks and will have spill pad clean-up kits available. Contaminated gravel will be disposed of properly.

Discussion occurred regarding the stormwater requirements. The Petitioner expressed concerns about the retention area across Route 71. Mr. Klaas suggested that a variance could be pursued.

The Petitioner stated that he wanted to examine his site plan to see what type of stormwater variance would be necessary and to see the costs associated with the project.

Mr. Rybski made a motion, seconded by Mr. Klaas, to postpone the Petition until the Petitioner supplies an updated site plan or makes a decision regarding the Stormwater Management Ordinance requirements. With a voice vote of all ayes, the motion carried unanimously.

#### **Petition 19-35 John and Laura Gay**

Mr. Asselmeier summarized the request.

John and Laura Gay would like to establish a kennel, The Pets Home Pet Resort and Spa, at the subject property which they own at 3601 Plainfield Road. They are also requesting a variance to allow the kennel to be approximately thirty feet, six and one half inches (30'-6 1/2") from property zoned other than residential at the kennel's closest point with neighboring property.

The property is approximately five (5) acres in size and the special use area is approximately four point seven (4.7) acres in size.

The existing land use is agricultural and single-family residential. The future land use is suburban residential. There are no trails planned in the area. There are no floodplains or wetlands on the property, but Morgan Creek runs along the northern boundary of the property.

The adjacent land uses are agricultural, farmstead, and single-family residential. The adjacent zoning is A-1. The Land Resource Management Plan calls for the area to be suburban residential with commercial to the south of the property. The adjacent zonings are A-1 and R-1 in the County and R-2 inside the Village of Oswego.

The Ashcroft Place subdivision is located within one half mile (1/2) to the north.

The Deerpath Trails and Morgan Crossing subdivisions are located within one half (1/2) mile to the west.

EcoCat submitted on July 22, 2019, and found no protection species or sites in the vicinity.

NRI application submitted on September 12, 2019.

Oswego Township was emailed information on September 23, 2019.

Oswego Fire Protection District was emailed information on September 23, 2019. They requested the building to be fire alarmed. They requested the building to be sprinkled. They also requested turn-around capabilities for fire apparatus on the subject property.

The Village of Oswego was emailed information on September 23, 2019.

The Petitioners currently reside in the one-story frame house on the property.

Because of the shape of the property, a variance is required to the distance from the kennel to non-residentially zoned property.

According to the information provided to the County, the Petitioners plan to offer pet daycare, boarding, and grooming services. The proposed hours of operation are Monday through Friday from 6:00 a.m. until 6:00 p.m. The Petitioners plan to hire five (5) employees. The maximum number of dogs planned for the site is one hundred (100). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset. The Petitioners believe the area is lacking this type of service.

As noted in the site plan, the Petitioners plan to construct an approximately four thousand, one hundred fifty (4,150) square foot building southeast of the existing home on the property. The building shall consist of fourteen (14) rooms including a lobby, manager's office, restroom, bathroom, break room, laundry, dog bathing room, three (3) pet suites, and pet areas for small, medium, and large dogs. A six foot (6') tall wood fence would be located approximately fifteen feet (15') from the building to the southeast and northeast. The fenced area would be approximately six hundred twenty (620) square feet in size and serve as a play area for the dogs.

Building and Occupancy Permits will be required for the new building.

The Petitioner indicated that they are working with the Health Department regarding well and septic facilities.

The property fronts Plainfield Road and curb cut already exists for the proposed driveway for the kennel. The Petitioners are going to remove an existing driveway connection on the property. If this removal occurs, there would be one (1) dedicated entrance for the residence and one (1) dedicated entrance for the kennel.

The Petitioners believe most of the traffic generated by the proposed business will occur in the morning and early evening when patrons drop-off and pick-up their pets.

The Petitioners propose to install an eleven (11) spot parking lot. One (1) of the spaces would be handicapped accessible. The parking lot would access Plainfield Road through a twenty-two foot (22') wide asphalt driveway.

The Petitioners plan to installed three (3) lights along the driveway and in the parking lot. These lights are twelve feet (12') in height. Two (2) wall pack will be installed along the east side of the building. Four (4) wall lights will be installed on the building; three (3) will be on the north side of the building and one (1) will be on the east side of the building. The description of the types of lighting that might be installed were provided. The exact light fixtures are not known.

The Petitioners plan to have one (1) sign along Plainfield Road.

The Petitioners plan to install eight (8) canopy trees, six (6) deciduous shrubs, twenty-eight (28) evergreen shrubs, and six (6) groundcovers, grass, and perennials. The specific location of the plants can be found on the site plan.

The Petitioners believe the distance of their facility to existing houses combined with having the dogs indoors by sunset will prevent any noise issues.

The Petitioners plan to install an eight foot by ten foot (8' X 10') refuse enclosure at the northeastern end of the parking lot. The enclosure is proposed to be six feet (6') tall surrounded by brick with a steel gate for access. Refuse will be picked up weekly.

If approved, this would be the fifth active special use permit for a kennel in unincorporated Kendall County.

Chairman Prochaska asked if the Petitioners were agreeable to the requests of the Oswego Fire Protection District. Ms. Paloian responded that her clients are going through a cost estimate related to the sprinkling and alarming requirements. Ms. Paloian asked about the requirements regarding the turn-around. Mr. Asselmeier said that the Oswego Fire

Protection District would have to be contacted regarding their specifications. The property is on well and septic and a new well and septic will be installed for the special use permit.

Mr. Rybski noted that the wash water from the dogs is also domestic waste. He encouraged the Petitioners to meet with the Health Department before any well and septic permits are issued. Refuse needs to be picked up as frequently to prevent overflow.

Commander Langston asked about peak capacity and the impacts on traffic on Plainfield Road. The Petitioners anticipate most traffic occurring in the mornings and evenings when customers pick-up and drop-off their dogs. The Petitioners do not foresee a large amount of traffic.

Mr. Asselmeier asked about weekend hours of operation. Ms. Paloian responded that the Petitioners will be onsite to handle dogs boarded over the weekend, but there will not be any drop-offs or pick-ups over the weekend. The dogs will not be outside for play during the weekend. The Petitioners will apply for a sign permit after a special use is issued.

Ms. Andrews stated that she is working on the NRI Report.

Mr. Klaas asked if the special use permit goes with the property. Mr. Asselmeier responded that this special use permit would go with the property.

Mr. Klaas asked about estimate traffic generation per day. The exact number was unknown, but was not planned to exceed one hundred (100) new trips per day. Ms. Gay noted that they pick-up some dogs as part of the kennel business.

Mr. Klaas requested a fifteen foot (15') right-of-way dedication for Plainfield Road.

Ms. Andrews made a motion, seconded by Mr. Klaas, to recommended approval of the Petition.

Ayes (7): Andrews, Asselmeier, Guritz, Klaas, Langston, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (3): Briganti, Chismark, and Holdiman

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on October 23, 2019, at 7:00 p.m.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

None

**OLD BUSINESS/NEW BUSINESS**

**Approval of Fiscal Year 2019-2020 Meeting Calendar**

Mr. Asselmeier made a motion, seconded by Ms. Andrews, to approve the meeting calendar. With a voice vote of all ayes, the motion carried unanimously.

**CORRESPONDENCE**

None

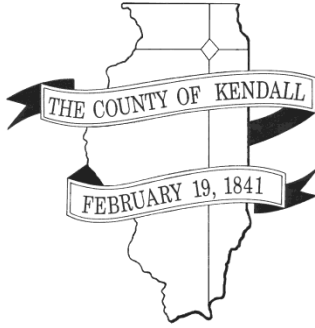
**PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:47 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP  
Senior Planner



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

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**Petition 19-36**

**Ruben Hernandez on Behalf of Majey Concrete, Inc.  
Site Plan Approval for Out Storage of Vehicles  
Lots 6-10 of Light Road Industrial Park  
Property is Zoned M-1**

**INTRODUCTION**

Majey Concrete, Inc. is requesting permission to construct pads for vehicles and equipment on lots 6-10 of Light Road Industrial Park. The proposed parking lots consist of one hundred thirty-four (134) parking stalls of varying depths. The parking lots would be asphalt shavings with three (3) concrete paved access points off of Commerce Road.

If approved, the Petitioner would like to start construction and operations at the property as soon as possible.

This proposal is similar to a site plan approved earlier in 2019 for Lots 1-5 of the Light Road Industrial Park.

The application materials are included as Attachment 1. The plat of the property is included as Attachment 2. The engineering plans are included as Attachment 3. The Petitioner is not planning to construct any buildings.

**SITE INFORMATION**

PETITIONER: Ruben Hernandez on Behalf of Majey Concrete, Inc.

ADDRESS: No Address

LOCATION: Approximately 0.25 Miles South of Light Road Along Commerce Road at the Cul-De-Sac at the end of Commerce Road

TOWNSHIP: Oswego and Bristol

PARCEL #s: 03-07-177-009, 03-07-177-010, 02-12-201-003, 02-12-426-001, and 02-12-426-002

LOT SIZE: 5.5 +/- Acres

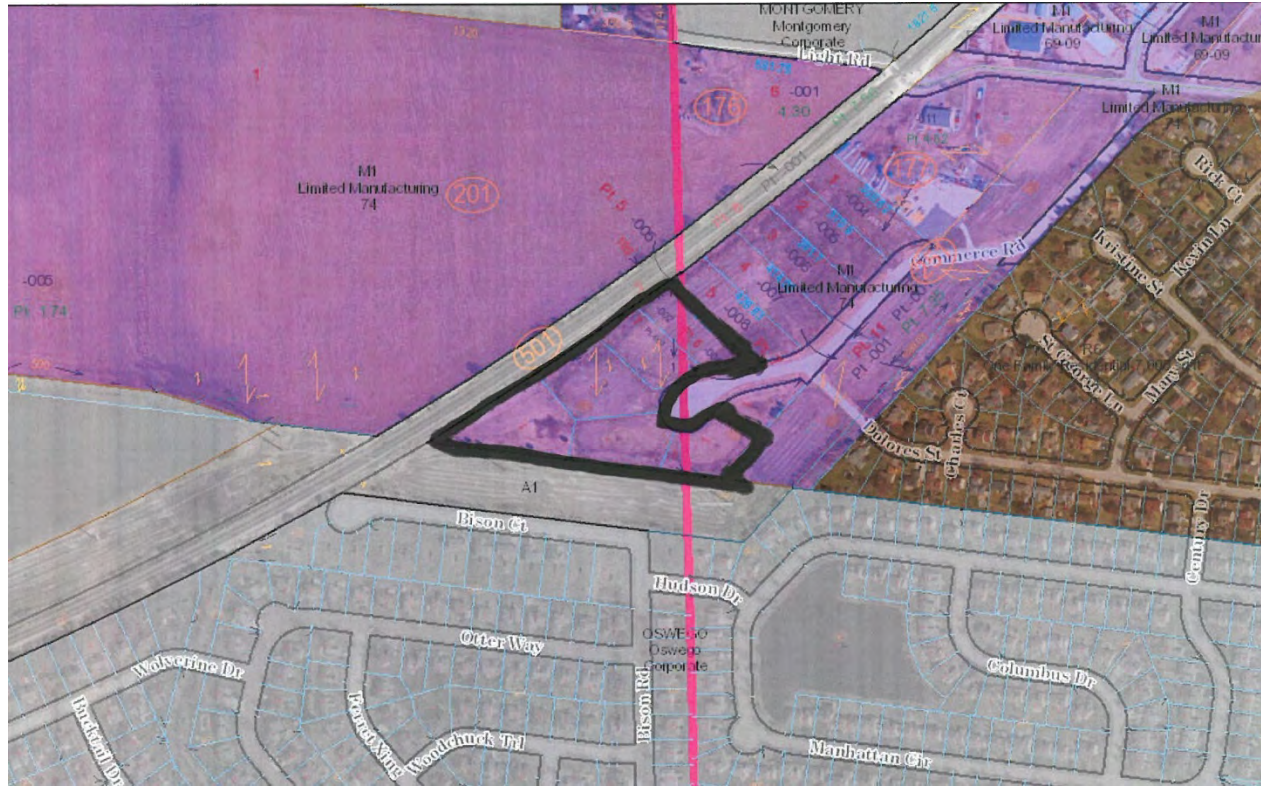
EXISTING LAND USE: Vacant

ZONING: M-1

LRMP:	Existing Land Use	Vacant Manufacturing
	Future Land Use	Mixed Use Business
	Roads	Light Road is a Township maintained Minor Collector Commerce Road is a Local Road Maintained by Oswego Township
	Trails	The Village of Oswego has a Trail Proposed Along Light Road
	Floodplain/ Wetlands	None

REQUESTED ACTION: Site Plan Approval

APPLICABLE Section 13.10 – Site Plan Review  
REGULATIONS:



**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Railroad, Industrial and Agricultural	M-1	Mixed Use Business and Railroad	R-6, R-7, B-2, and M-1 (County) M-2 (Montgomery)
South	Comed ROW	A-1	Comed ROW	A-1 (County) R-1 and R-2 (Oswego)
East	Comed ROW	M-1	Mixed Use Business and Comed ROW	R-6, R-7 SU, and M-1
West	Railroad and Agricultural	M-1	Mixed Use Business and Railroad	M-1 (County) R-1 and M-2 (Oswego)

Pictures of the property are included as Attachments 4-6.

## PHYSICAL DATA

### ENDANGERED SPECIES REPORT

EcoCAT Report is included as Attachment 1, Pages 7 and 8. The Iowa Darter is in the area. The Illinois Department of Natural Resources believes negative impacts are unlikely and consultation was terminated (see Attachment 1, Page 9).

### NATURAL RESOURCES INVENTORY

Not required because the property is zoned M-1.

## ACTION SUMMARY

### OSWEGO TOWNSHIP

Petition information was sent to Oswego Township on October 28, 2019.

### BRISTOL TOWNSHIP

Petition information was sent to Bristol Township on October 28, 2019.

### OSWEGO FIRE PROTECTION DISTRICT

Petition information was sent to the Oswego Fire Protection District on October 28, 2019.

### VILLAGE OF MONTGOMERY

Petition information was sent to the Village of Montgomery on October 28, 2019.

### VILLAGE OF OSWEGO

Petition information was sent to the Village of Oswego on October 28, 2019.

## STORMWATER

WBK submitted comments on the proposal which are included as Attachment 7. WBK requested the following information; Sheet 3 is Attachment 3, Page 3 and Sheet 5 is Attachment 3, Page 5:

1. Submit stormwater calculations that document the percent impervious is consistent with original / approved design, overflow routes continue to have capacity as per original design, tributary area to each basin is per original design, emergency overflow routes from each basin are not impeded and the volume changes as a result of proposed grading are defined in a stage storage table.
2. Record drawing of the revised basin grading will be required to verify stage storage requirements.
3. Sheet 3 – Filter baskets shall be used at all inlets. Filter fabric is not allowed and reference to it shall be removed. Add filter baskets at all inlets within the limits and adjacent to the project. Please depict these specifically on the plan.
4. Sheet 5 – Remove the proposed light pole from the north drainage swale.
5. Sheet 5 – Provide proposed elevations at the perimeter of the grindings to assure drainage patterns are clear and constructed properly.
6. Sheet 5 – Provide proposed elevation for all curb including where depressions are proposed.

## DESIGN STANDARDS

Pursuant to Section 13.10.D of the Kendall County Zoning Ordinance, the following shall be taken into account when reviewing Site Plans (Staff comments in bold):

*Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands shall and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. **No structures are planned for the site. A stormwater permit will be required prior to the issuance of any permits. Existing stormwater detention ponds are located to the southwest and west of Lots 8 and 9 and to the northeast of Lot 10.***

*Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. **Ample space exists on the property for the proposed use. The property will be fenced. Commerce Drive is maintained by Oswego Township.***

*Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. **This is not an issue.***

*Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. **The site will be laid out in a manner that will not impact shadow, noise, odor, or traffic. A stormwater permit must be secured prior to final approval by the County.***

*Consistent with the Land Resource Management Plan-The proposed use and the design of the site should be consistent with the Land Resource Management Plan. **This is true.***

*Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. **No building is planned for the site.***

*Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. **The proposed site development is in harmony with the existing use of neighboring properties provided fencing meets the Kendall County Zoning Ordinance.***

*Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. **This is not applicable.***

*Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. **The Petitioner plans to install a fence as required by the Kendall County Zoning Ordinance and the uses are away from neighboring residential uses.***

*Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. **Staff would like comments from the Kendall County Sheriff's Department and Oswego Fire Protection District on this issue.***

*Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. **No buildings are proposed.***

*Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. **Ten (10) lights, twenty feet (20') in height are proposed.***

*Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas*



*where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. Refuse will not be collected onsite.*

#### **RECOMMENDATION**

Pending concerns regarding safety and traffic circulation, Staff recommends approval of the proposed site plan as proposed with the following conditions:

1. The site shall be developed substantial in conformance with the submitted engineering plans (Attachment 3). The specific location of parking pads shall be the discretion of the property owner, provided their locations meet the requirements of the Kendall County Zoning Ordinance.
2. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of business proposed for the site, including, but, not limited to, securing the applicable stormwater management permit. The site plan may be slightly modified to address the concerns of WBK's letter dated October 26, 2019.
3. The property owner shall supply the Kendall County Dispatch Office with the code for property's Knox Box.
4. The property owner shall erect and maintain signage directing trucks not to use Dolores Street.

#### **ATTACHMENTS**

1. Application Materials
2. Site Plans
3. Engineering Plans
4. Lots 6-8
5. Looking Southeast
6. Lot 10
7. 10-26-19 WBK Letter



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

**APPLICATION**

PROJECT NAME Lot 6 to 10 Light Rd Industrial Park FILE #: 19-36

NAME OF APPLICANT <u>Majey Concrete inc.</u>		
CURRENT LANDOWNER/NAME(s) <u>Majey Concrete inc. / Ruben Hernandez</u>		
SITE INFORMATION ACRES <u>5.5</u>	SITE ADDRESS OR LOCATION <u>Lot 6 thru 10</u>	ASSESSOR'S ID NUMBER (PIN)
EXISTING LAND USE <u>Vacant-Industrial Park</u>	CURRENT ZONING <u>M-1</u>	LAND CLASSIFICATION ON LRMP <u>Mix use Business</u>
REQUESTED ACTION (Check All That Apply): <input checked="" type="checkbox"/> N/A 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 checked="" 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 type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<sup>1</sup> PRIMARY CONTACT <u>Ruben Hernandez</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER #(Cell, etc.) <u>Same</u>
<sup>2</sup> ENGINEER CONTACT <u>John J Tebrugge</u>	ENGINEER MAILING ADDRESS <u>410 E Church St Sandwich, IL 60548</u>	ENGINEER EMAIL <u>info@tebruggeengineering.com</u>
ENGINEER PHONE # [REDACTED]	ENGINEER FAX # <u>N/A</u>	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.		
SIGNATURE OF APPLICANT [REDACTED]		DATE <u>Sep-30<sup>th</sup>-2019</u>

FEE PAID: \$ 375  
 CHECK #: 2621

RECEIVED

OCT 04 2019

KENDALL COUNTY  
PLANNING & ZONING

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

LEGAL DESCRIPTION

*LOTS 6, 7, 8, 9, AND 10 IN THE FINAL PLAT OF SUBDIVISION LIGHT ROAD INDUSTRIAL PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 12, TOWNSHIP 27 NORTH, RANGE 7 EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 2008 AS DOCUMENT 2008013735, IN KENDALL COUNTY, ILLINOIS.*

*COMMONLY KNOWN AS: LOTS 6-10 LIGHT ROAD INDUSTRIAL PARK, OSWEGO, ILLINOIS.*

**WARRANTY DEED**  
**Statutory (ILLINOIS) (General)**

THE GRANTOR,

MELROSE HOLDINGS 1, LLC

of the Village of Lombard, County of DuPage, State of Illinois, for and in consideration of TEN AND NO/100-----(\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, CONVEYS and WARRANTS to MAJEY CONCRETE, INC., 791 North Farnsworth Avenue, Aurora, Illinois 60505

the following described Real Estate situated in the County of Kendall in the State of Illinois, to-wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2018 and subsequent years and (see reverse side);

Permanent Index Number(s): 03-07-177-009; 03-07-325-001; 02-12-201-002; 03-07-177-010; 02-12-201-003; 02-12-428-001; 02-12-428-002; and 02-12-428-003;

Property Address: Light Road Industrial Park Lots 6-10, Oswego, Illinois 60543

DATED this 28th day of December, 2018.

MELROSE HOLDINGS 1, LLC

BY:   
JASON FELS, Assistant Secretary


State of Illinois, County of DuPage SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JASON FELS, as Assistant Secretary of MELROSE HOLDINGS 1, LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



IMPRESS SEAL HERE

Given under my hand and official seal, this 28th day of December, 2018.

  
NOTARY PUBLIC

This instrument was prepared by  
MARY E. KRASNER/GUERARD, KALINA & BUTKUS  
310 S. County Farm Rd., Suite H, Wheaton, IL 60187

**Step 3: Write the legal description from the deed.** Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional property index numbers, lots sizes or acreage from Step 1, Line 3.

Attachment 1 Page 4

SEE LEGAL DESCRIPTION ATTACHED HERETO.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information (Please print.)**

MELROSE HOLDINGS 1, LLC  
 Seller's or trustee's name

[Redacted]  
 Street address (after sale)

[Redacted] *Asst. Secretary*  
 Seller's or agent's signature

[Redacted]  
 Seller's trust number (if applicable - not an SSN or FEIN)

[Redacted] [Redacted] [Redacted]  
 City State ZIP

( [Redacted] ) [Redacted]  
 Seller's daytime phone

**Buyer Information (Please print.)**

MAJEY CONCRETE, INC.  
 Buyer's or trustee's name

[Redacted]  
 Street address (after sale)

[Redacted]  
 Buyer's or agent's signature

[Redacted]  
 Buyer's trust number (if applicable - not an SSN or FEIN)

[Redacted] [Redacted] [Redacted]  
 City State ZIP

( [Redacted] ) [Redacted]  
 Buyer's daytime phone

**Mail tax bill to:**

MAJEY CONCRETE, INC. 791 N. Farnsworth Avenue  
 Name or company Street address

[Redacted] [Redacted] [Redacted]  
 City State ZIP

**Preparer Information (Please print.)**

MARY E. KRASNER/GUERARD, KALINA & BUTKUS  
 Preparer's and company's name

[Redacted]  
 Street address

[Redacted]  
 Preparer's signature

[Redacted]  
 Preparer's e-mail address (if available)

[Redacted]  
 Preparer's file number (if applicable)

[Redacted] [Redacted] [Redacted]  
 City State ZIP

( [Redacted] ) [Redacted]  
 Preparer's daytime phone

Identify any required documents submitted with this form. (Mark with an "X.")  
 Extended legal description  Form PTAX-203-A  
 Itemized list of personal property  Form PTAX-203-B

**To be completed by the Chief County Assessment Officer**

1 County \_\_\_\_\_ Township \_\_\_\_\_ Class \_\_\_\_\_ Cook-Minor \_\_\_\_\_ Code 1 \_\_\_\_\_ Code 2 \_\_\_\_\_

2 Board of Review's final assessed value for the assessment year prior to the year of sale.  
 Land \_\_\_\_\_  
 Buildings \_\_\_\_\_  
 Total \_\_\_\_\_

3 Year prior to sale \_\_\_\_\_

4 Does the sale involve a mobile home assessed as real estate? Yes \_\_\_\_\_ No \_\_\_\_\_

5 Comments \_\_\_\_\_

Illinois Department of Revenue Use

Tab number

**LEGAL DESCRIPTION**

of premises commonly known as Light Road Industrial Park Lots 6-10, Oswego, Illinois 60543

PARCEL 1: LOTS 6, 7, 8, 9 AND 10 IN THE FINAL PLAT OF SUBDIVISION LIGHT ROAD INDUSTRIAL PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 2008, AS DOCUMENT 200800013735, IN KENDALL COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR ACCESS FOR BENEFIT OF PARCEL 1 ON AND OVER THE 66 FOOT WIDE ACCESS EASEMENT AREAS ACROSS COMMONWEALTH EDISON RIGHT OF WAY AND PORTION OF LOT 11 AS CREATED AND DEPICTED ON THE PLAT DOCUMENT 200800013735.

FURTHER SUBJECT TO: covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate;

MAIL TO:

Mary K. Farrell Tracy  
[Redacted]  
(Address)  
[Redacted]  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

MAJEY CONCRETE, INC.  
[Redacted]

## **Project Description**

Lot 6-10 Light Road Industrial Park  
5725 Commerce Rd Oswego, IL 60543

The purpose of this project is to create outdoor storage for vehicles and equipment. Asphalt grindings will be used for the parking surface. All overland drainage will sheet flow towards the existing drainage swales and detention pond. The site will be secured with a 6' chain-link fence with security wire and perimeter lighting.





**Applicant:** Tebrugge Engineering  
**Contact:** John J. Tebrugge  
**Address:** 410 E Church Street  
 Suite A  
 Sandwich, IL 60545

**IDNR Project Number:** 2003279  
**Date:** 09/30/2019

**Project:** Lot 6-10 Light Road Industrial Park Site Improvements  
**Address:** 5725 Commerce Drive, Oswego

**Description:** The site is located in an existing industrial park. Owner is proposing lots 6-10 be used for outside vehicle and equipment storage.

### Natural Resource Review Results

*This project was submitted for information only. It is not a consultation under Part 1075.*

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Iowa Darter (*Etheostoma exile*)

**Location**

The applicant is responsible for the accuracy of the location submitted for the project.



**County:** Kendall

**Township, Range, Section:**  
 37N, 7E, 12  
 37N, 8E, 7

**IL Department of Natural Resources  
 Contact**  
 Impact Assessment Section  
 217-785-5500  
 Division of Ecosystems & Environment

**Government Jurisdiction**  
 Other

**Disclaimer**

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

**Terms of Use**

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.



IDNR Project Number: 2003279

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

### **Security**

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

### **Privacy**

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



# Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

October 10, 2019

John Tebrugge, P.E.  
Majey Concrete  
791 N Farnsworth Ave  
Aurora, IL 60505

**RE: Lot 6-10 Light Road Industrial Park Site Improvements**  
**Project Number(s): 2003477**  
**County: Kendall**

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

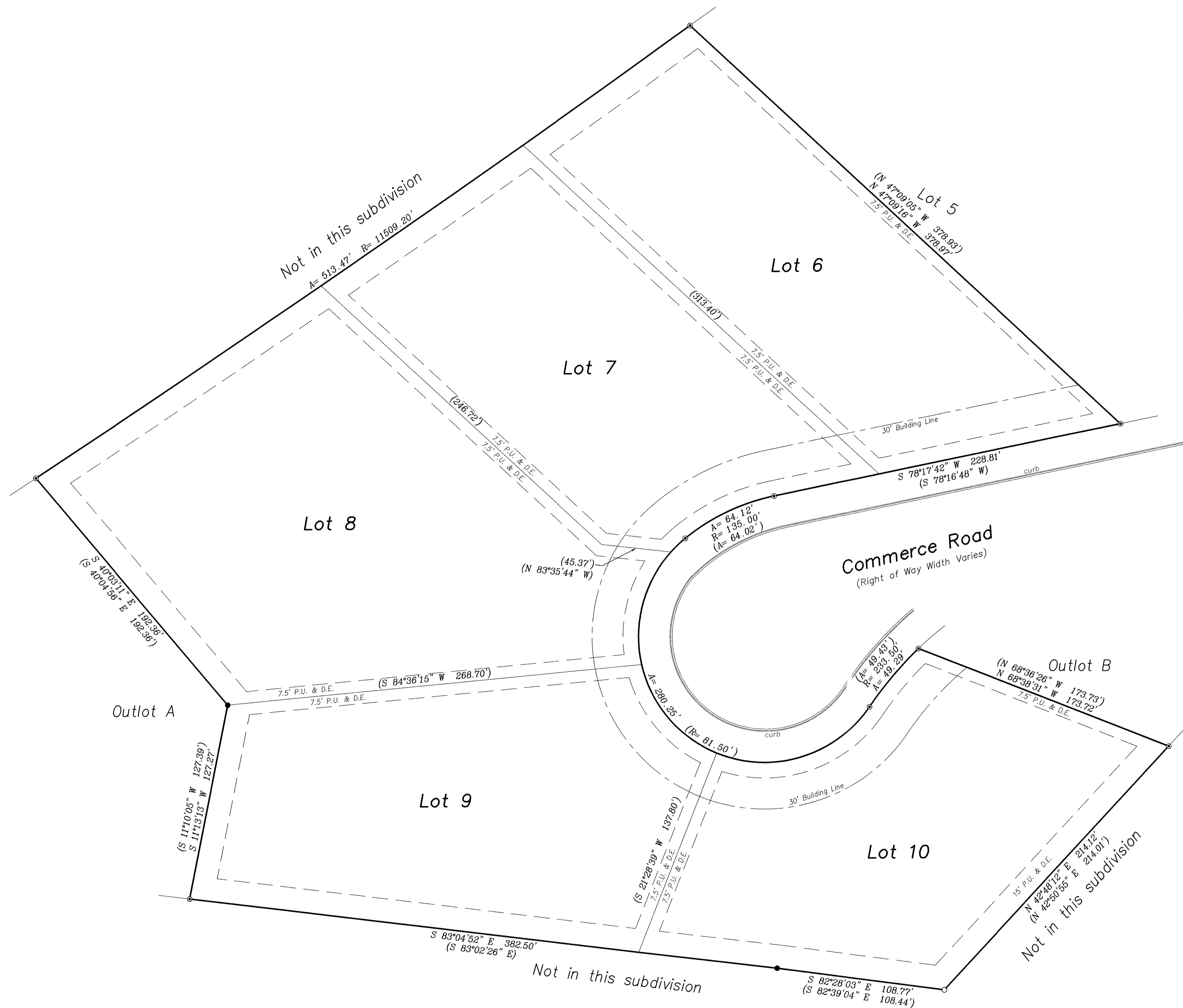
Please contact me if you have questions regarding this review.

Brian Willard  
Division of Ecosystems and Environment  
217-785-5500

# PLAT OF SURVEY

LOTS 6, 7, 8, 9, AND 10 IN THE FINAL PLAT OF SUBDIVISION LIGHT ROAD INDUSTRIAL PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 12, TOWNSHIP 27 NORTH, RANGE 7 EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 2008 AS DOCUMENT 2008013735, IN KENDALL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: LOTS 6-10 LIGHT ROAD INDUSTRIAL PARK, OSWEGO, ILLINOIS.



STATE OF ILLINOIS )  
 COUNTY OF KENDALL ) SS

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

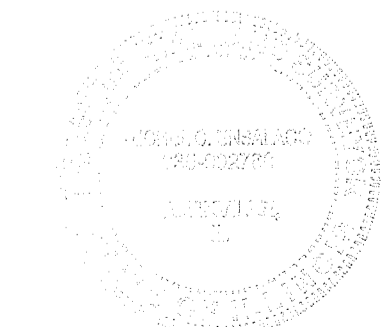
DATED AT YORKVILLE, ILLINOIS ON DECEMBER 21, 2018.

*Michel C. Ensalaco*

Scale: 1" = 40'  
 ○ = Found 3/4" Dia. Iron Pipe  
 ⊗ = Found 5/8" Dia. Iron Rod  
 ● = Set Iron Pipe 1/2" Dia. x 24"  
 N = North E = East  
 S = South W = West  
 (XX.XX)' = Record Distance  
 XXXX' = Measured Distance  
 R = Radius A = Arc Length  
 P.U. & D.E. = Public Utility & Drainage Easement

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2020  
 Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2020

**TODD SURVEYING**  
 Professional Land Surveying Services  
 "Cornerstone Surveying PC"  
 759 John Street, Suite D  
 Yorkville, IL 60560  
 Phone: 630-892-1309 Fax: 630-892-5544  
 Survey is only valid if original seal is shown in red.

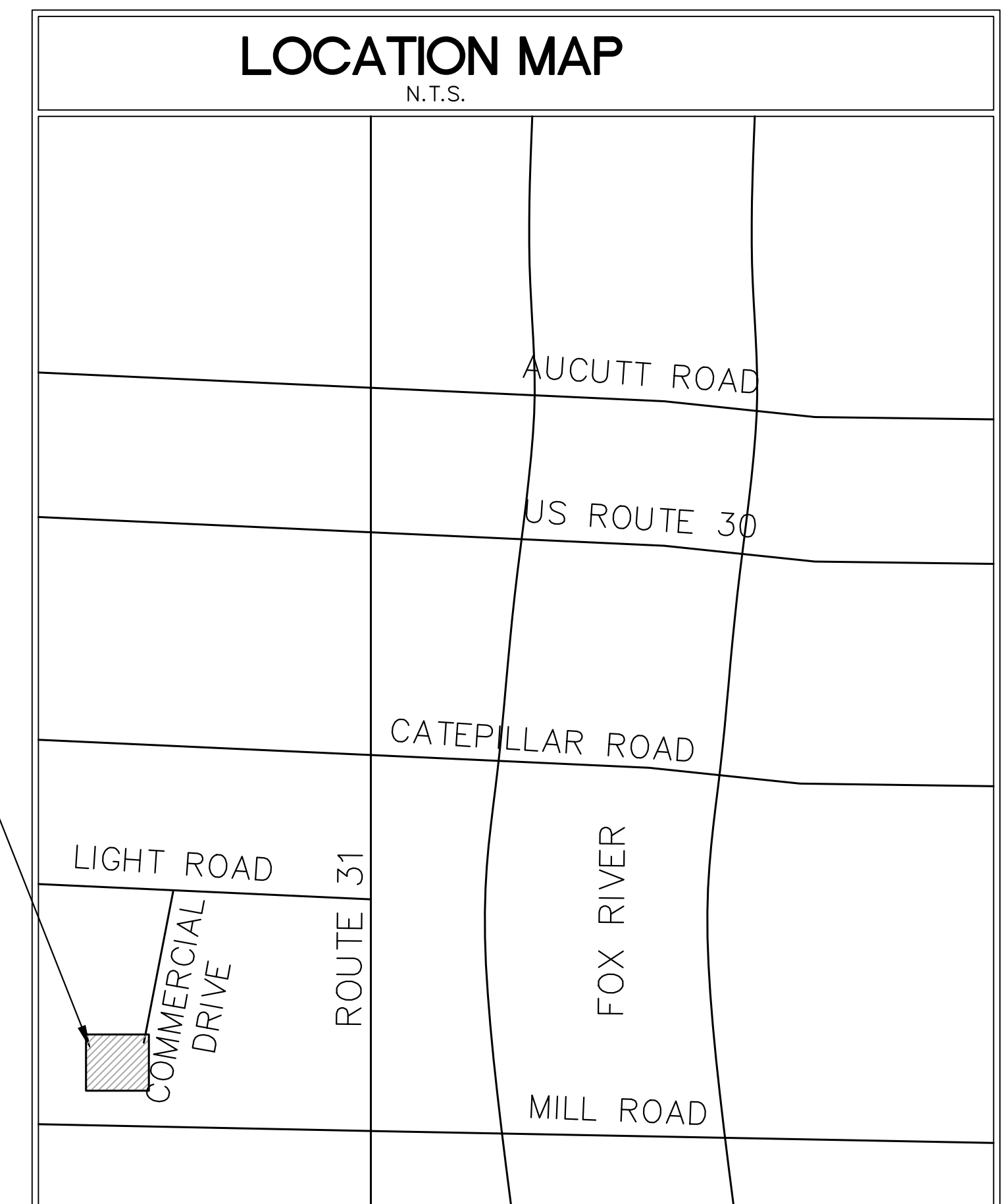


Client: Guerard, Kalina & Butkus	
Book #: 2464	Drawn By: J.E.T.   Plat #: 13391
Reference: 2018-1454 FB 2464	
Field Work Completed: 12/19/2018	
Rev. Date	Rev. Description
Project Number: 2018-2125	

# ENGINEERING PLANS FOR LOT 6 - 10 LIGHT ROAD INDUSTRIAL PARK

SECTION 7, TOWNSHIP 37 NORTH , RANGE 8 EAST  
5725, 5705, 5712 COMMERCE ROAD  
OSWEGO, IL 60543  
KENDALL COUNTY  
OCTOBER, 2019

LEGEND	
---	PROPERTY BOUNDARY
---6.00---	EXISTING CONTOUR LINE
---STM---	EXISTING STORM SEWER
---SAN---	EXISTING SANITARY SEWER LINE
---W---	EXISTING WATERMAIN
---UE---	EXISTING UNDERGROUND ELECTRIC
---OHE---	EXISTING OVERHEAD ELECTRIC
---GAS---	EXISTING GAS SERVICE
---T---	EXISTING TELEPHONE
---673---	PROPOSED CONTOUR LINE
---W---	PROPOSED WATERMAIN
---STM---	PROPOSED STORM SEWER
---SAN---	PROPOSED SANITARY SEWER LINE
---GREASE---	PROPOSED GREASE SERVICE LINE
---VENT---	PROPOSED VENT LINE
---F---	EXISTING FENCELINE
---SF---	PROPOSED SILT FENCE
x 686.00	EXISTING SPOT SHOT
x 686.00	PROPOSED SPOT GRADE
EXIST WATER:	PROP B-BOX
STORM:	INLET-CURB
SANITARY:	CLEANOUT



### INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. STORMWATER POLLUTION & PREVENTION PLAN 1
4. STORMWATER POLLUTION & PREVENTION PLAN 2
5. CIVIL SITE PLANS
6. GENERAL NOTES & DETAILS

PROFESSIONAL ENGINEER'S CERTIFICATION  
STATE OF ILLINOIS, COUNTY OF KENDALL

I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND & SEAL THIS 3RD DAY OF OCTOBER, 2019

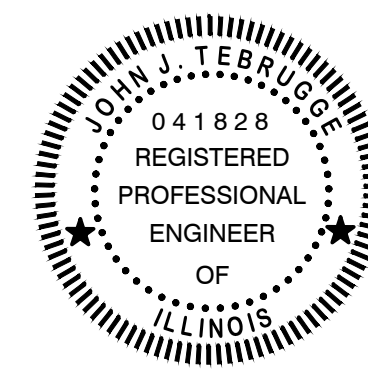


Know what's below.  
Call before you dig.

Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

### UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.



*John J. Tebrugge*  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER  
NO. 0062-041828 EXPIRES NOV. 30, 2019

COPYRIGHT © 2019 BY TEBRUGGE ENGINEERING  
ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN PERMISSION OF TEBRUGGE ENGINEERING.

### BENCHMARKS:

1. NATIONAL GEODETIC SURVEY MONUMENT PID - MF0523 LOCATED 320 FEET EAST OF THE PLANO TRAIN STATION, 21 FEET NORTH OF THE CENTERLINE OF THE NORTH TRACK, AT AN ABANDONED SIGNAL BRIDGE FOUNDATION STANDARD DISK IN CONCRETE STAMPED "Y 49 1934" NAVD 88 DATUM ELEVATION = 649.12
2. ON-SITE BENCHMARK LOCATED IN COMMERCIAL DRIVE CUL'D'SAC PK NAIL - LOCATION ON PLAN NAVD 88 DATUM ELEVATION = 653.57

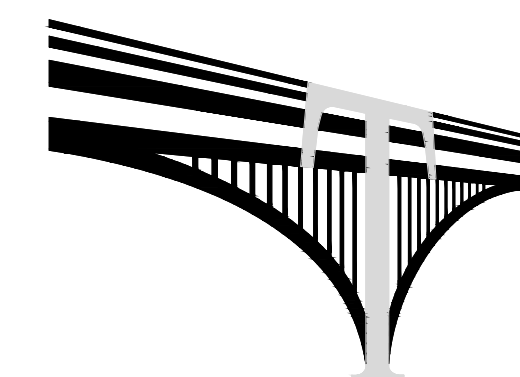
### PLANS PREPARED FOR:

MAJEY CONCRETE INC  
791 N. FARNSWORTH AVE  
AURORA, IL 60505  
PHONE 847-833-6195

### CIVIL ENGINEER:

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

INFO@TEBRUGGEENGINEERING.COM  
WWW.TEBRUGGEENGINEERING.COM



REVISIONS	NO.	DATE	NOTES



EXISTING STORM SEWER LINES

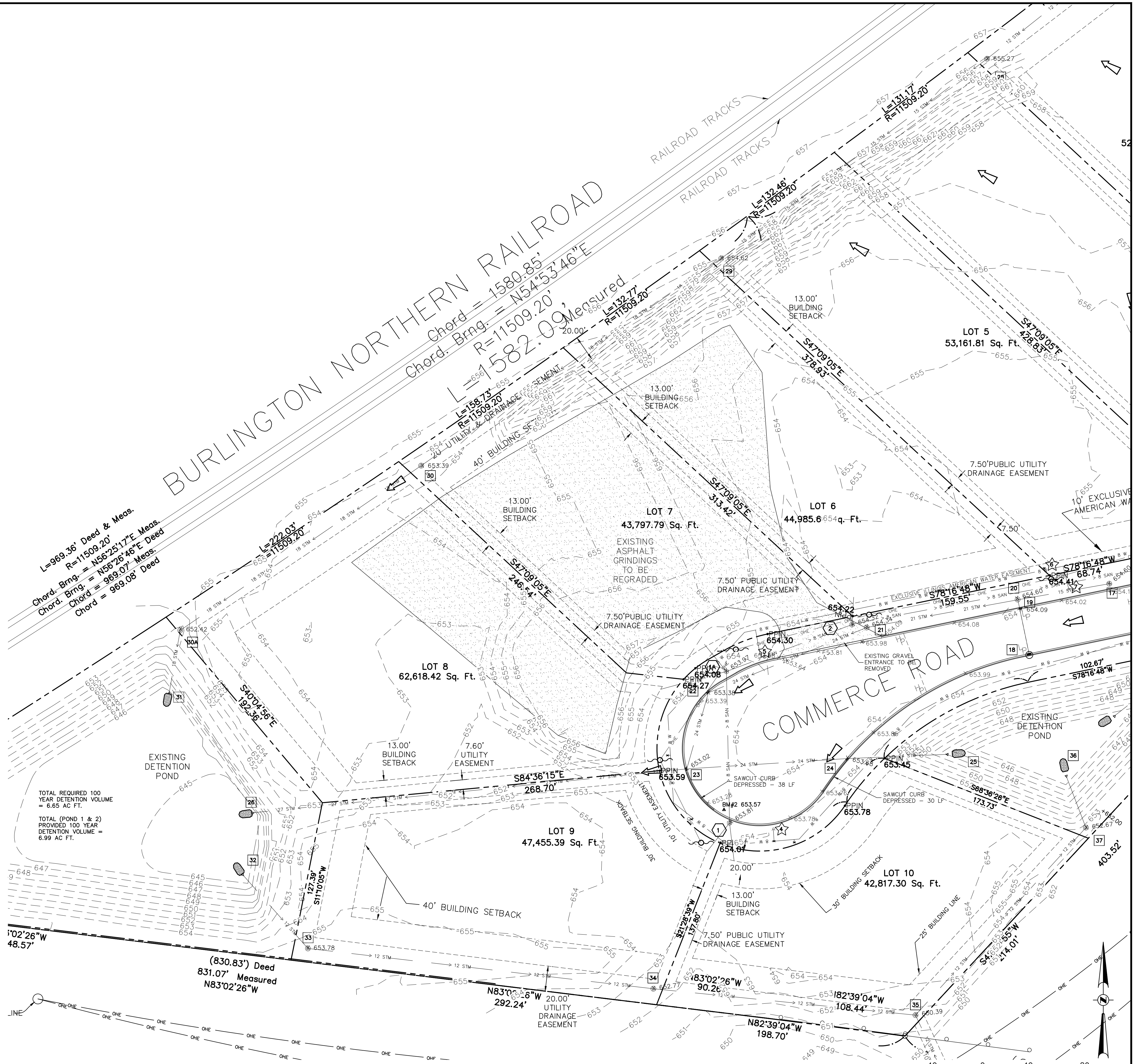
- 17 4" CATCHBASIN  
RIM = 654.50  
15' W INV = 650.32  
76 L.F. 15" RCP CL IV @ 0.83%
- 18 2" TYPE A INLET  
FRAME AND GRATE  
RIM = 653.85  
12' N INV = 650.60  
38 L.F. 12" RCP CL IV @ 0.53%
- 19 2" TYPE A INLET  
FRAME AND GRATE  
RIM = 654.09  
12' S INV = 650.40  
12' N INV = 650.40  
7 L.F. 12" RCP CL IV @ 1.71%
- 20 4" CATCHBASIN  
RIM = 654.60  
15' E INV = 649.69  
12' S INV = 650.28  
21' W INV = 649.69  
122 L.F. 21" RCP CL IV @ 0.90%
- 21 4" CATCHBASIN  
RIM = 654.34  
21' E INV = 648.59  
24' W INV = 648.59  
138 L.F. 24" RCP CL IV @ 0.75%
- 22 4" CATCHBASIN  
RIM = 653.38  
24' E INV = 647.56  
24' SW INV = 647.56  
61 L.F. 24" RCP CL IV @ 0.70%
- 23 5" CATCHBASIN  
RIM = 653.02  
24' NE INV = 647.13  
24' E INV = 647.13  
27' W INV = 647.13  
345 L.F. 27" RCP CL IV @ 0.65%
- 24 4" MANHOLE  
RIM = 653.68  
24' W INV = 647.79  
24' E INV = 647.79  
129 L.F. 24" RCP CL IV @ 0.51%
- 25 24" CONCRETE FES  
WITH GRATE  
INV = 648.10  
78 L.F. 24" RCP CL IV @ 0.40%
- 26 27" CONCRETE FES  
WITH GRATE  
INV = 644.89
- 27 4" CATCHBASIN  
RIM = 656.52  
15' SW INV = 653.22  
263 L.F. 15" RCP CL IV @ 0.58%
- 28 4" CATCHBASIN  
RIM = 655.27  
15' NE INV = 651.69  
18' SE INV = 651.69  
264 L.F. 18" RCP CL IV @ 0.54%
- 29 4" CATCHBASIN  
RIM = 654.62  
18' NE INV = 650.27  
18' SW INV = 650.27  
289 L.F. 18" RCP CL IV @ 0.58%
- 30 4" CATCHBASIN  
RIM = 653.39  
18' NE INV = 648.59  
18' SW INV = 648.59  
232 L.F. 18" RCP CL IV @ 0.96%
- 30A 4" CATCHBASIN  
RIM = 652.42  
18' NE INV = 646.36  
18' SW INV = 646.36  
50 L.F. 18" RCP CL IV @ 0.86%
- 31 18" CONCRETE FES  
WITH GRATE  
INV = 645.93
- 32 12" CONCRETE FES  
WITH GRATE  
INV = 644.38
- 33 4" CATCHBASIN  
OUTFALL STRUCTURE  
RIM = 653.24  
12' NW INV = 643.33  
12' E INV = 643.33
- 34 4" MANHOLE  
RIM = 652.77  
12' W INV = 641.68  
12' E INV = 641.68  
211 L.F. 12" RCP CL IV @ 0.48%
- 35 4" MANHOLE  
RIM = 650.39  
12' W INV = 640.66  
12' NE INV = 640.66  
12' SE INV = 640.66  
200 L.F. 12" RCP CL IV @ 0.73%  
TO 38 W INV = 639.25
- 36 12" CONCRETE FES  
WITH GRATE  
INV = 644.19
- 37 4" CATCHBASIN  
OUTFALL STRUCTURE  
RIM = 652.67  
12' N INV = 643.25  
12' SW INV = 643.25  
197 L.F. 12" RCP CL IV @ 1.31%  
W/ 4.0' 100 YR RESTRICTOR  
& 3.0' 2 YR RESTRICTOR

EXISTING SANITARY SEWER LINES

- 1 4" TYPE A MANHOLE  
RIM = 653.81  
8' NE INV = 645.29  
8' STUB (LOT 9) INV = 646.29  
8' STUB (LOT 10) INV = 646.29  
120 L.F. 8" PVC SDR35 @ 2.06%  
28 L.F. 8" PVC SDR35 @ 1.00% (LOT 9)  
31 L.F. 8" PVC SDR35 @ 1.00% (LOT 10)
- 1A 4" TYPE A MANHOLE  
RIM = 653.97  
8' S INV = 643.82  
8' E INV = 643.82  
8' STUB (LOT 7) INV = 643.82  
8' STUB (LOT 8) INV = 643.82  
110 L.F. 8" PVC SDR35 @ 0.84%  
27 L.F. 8" PVC SDR35 @ 1.00% (LOT 7)  
53 L.F. 8" PVC SDR35 @ 1.00% (LOT 8)
- 2 4" TYPE A MANHOLE  
RIM = 654.32  
8' NE INV = 642.90  
8' SW INV = 642.90  
8' STUB (LOT 6) INV = 642.90  
312 L.F. 8" PVC SDR35 @ 0.45%  
22 L.F. 8" PVC SDR35 @ 0.44% (LOT 6)

EXISTING WATER UTILITIES

- 4 FLUSHING HYDRANT  
FINISH GRADE = 653.94
- 5 FLUSHING HYDRANT  
FINISH GRADE = 654.65
- 6 GATE VALVE  
AND VALVE BOX  
FINISH GRADE = 654.04
- 7 FLUSHING HYDRANT  
FINISH GRADE = 654.42



SCALE IN FEET

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

NO.	DATE	NOTES

PREPARED FOR:  
**MAJEY CONCRETE INC**  
791 NORTH FARNSWORTH AVE AURORA, IL 60505

**LOT 6-10 LIGHT ROAD INDUSTRIAL PARK - COMMERCE DRIVE**  
**EXISTING CONDITION PLAN**

PROJECT NO. 19 352 04  
SCALE: 1" = 40'  
DATE: 10.10.19

SHEET NO. **2**  
OF 6 SHEETS



TYPICAL SOIL PROTECTION CHART

Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding	A	A	A	A	A	A*	A*	A	A			
Dormant Seeding	B	B	B								B	B
Temporary Seeding			C	C	C	C*	D*	D	D			
Sodding			E**	E**	E**	E**	E**	E**	E**			
Mulching	F	F	F	F	F	F	F	F	F	F	F	F

- A - Kentucky Bluegrass - 90 lbs/acre mixed with perennial ryegrass - 30 lbs/acre
  - B - Kentucky Bluegrass - 135 lbs/acre mixed with perennial ryegrass - 45 lbs/acre
  - C - Spring Oats - 100 lbs/acre
  - D - Wheat or Cereal Rye - 150 lbs/acre
  - E - Sod
  - F - Straw Mulch - 2 tons/acre
- \* Watering needed in June and July  
\*\* Water for 2-3 weeks after sodding

SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING / SEED / FINAL STABILIZATION												

- CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
- TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

BEST MANAGEMENT PRACTICE NOTES

- SEE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 14' IN WIDTH AND 50' IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXIT PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.
- THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UP STREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.
- NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE IP6 PROTECTION. UPON INSTALLATION OF THE GRATE, IP3 OR IP5 PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF THE LID. THE CONTRACTOR SHALL NOTE THE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 1/2" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DE-WATERED PRIOR TO REMOVING THE BULKHEAD.
- PERMANENT EROSION CONTROL FABRIC SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL NOTE ALL AREAS WHERE FABRIC HAS BEEN INSTALLED RELATIVE TO AS-BUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST.
- PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.
- STOCKPILE SHOULD BE LOCATED IN AREAS THAT DO NOT HAVE HIGH POTENTIAL FOR CONTRIBUTING SEDIMENTS TO STORMWATER FACILITIES.
- STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES. STOCK PILES NOT ACTIVELY WORKED AND TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
- THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN BLD THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.

PROPOSED GRADE INFORMATION THAT IS PROVIDED ON THE SWPPP SITE MAP IS FOR THE PURPOSE OF INDICATING FINAL DRAINAGE PATTERNS ONLY. SEE GRADING PLAN FOR FINAL GRADING DETAILS.

THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ROADWAYS, SIDEWALKS, DRIVES, ETC., TO BE FREE AND CLEAR OF ANY CONSTRUCTION DEBRIS AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.

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

CONTRACTOR NAME & TITLE:  
 ADDRESS:  
 PHONE #:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CONTRACTOR NAME & TITLE:  
 ADDRESS:  
 PHONE #:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CONTRACTOR NAME & TITLE:  
 ADDRESS:  
 PHONE #:

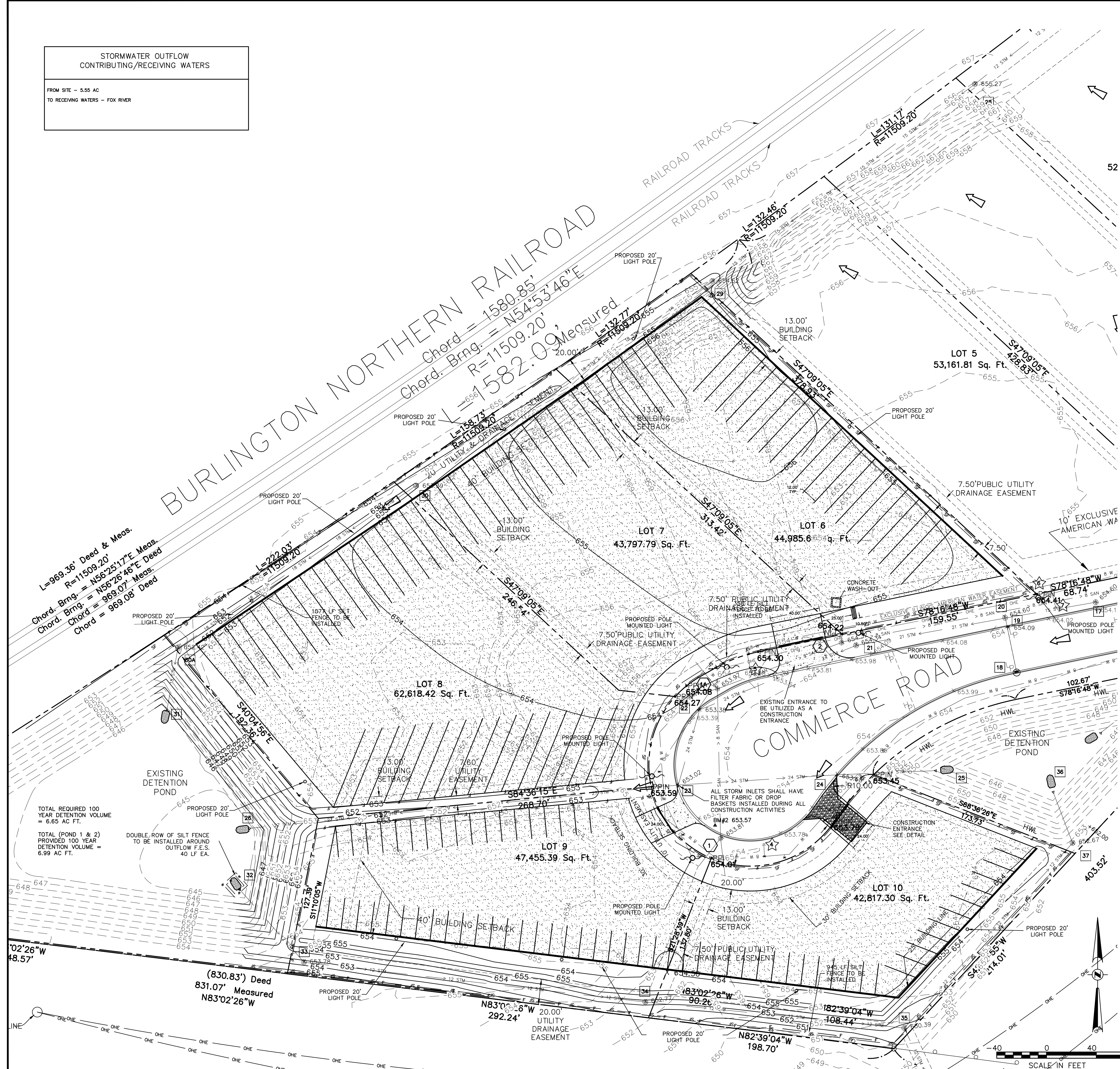
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

ACREAGE SUMMARY

NOTICE OF INTENT (NOI)  
 MAJEY CONCRETE INC  
 791 N FARNSWORTH AVE  
 AURORA, IL 60505  
 PHONE: 847-833-6195

TOTAL SITE AREA	5.55 AC±
TOTAL DISTURBED AREA	5.55 AC±
PROPOSED IMPERVIOUS AREA	4.25 AC±
LANDSCAPED AREA	1.30 AC±
PROPOSED CN	81

STORMWATER OUTFLOW CONTRIBUTING/RECEIVING WATERS  
 FROM SITE - 5.55 AC  
 TO RECEIVING WATERS - FOX RIVER





1. GENERAL NOTES & DESCRIPTIONS

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

All Contractors and sub-contractors that are responsible for implementing and measure of the SWPPP must be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part V.G...

The Contractor and all sub-contractors involved with construction activity that disturbs site soil or who implement a pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit...

A. GENERAL PERMIT INFORMATION
All construction sites that will result in the disturbance of one acre or more must be permitted under the Illinois General NPDES Permit.

Permit Information: The Owner has mailed the Owner-signed NOI form and the initial yearly fee of \$500 to the address listed below.

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

Transfer Information: If a portion of the property is sold, that new Owner may obtain their own general permit by submitting a separate NOI.

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

Agency Information: Illinois Environmental Protection Agency, Division of Water Pollution Control, 1021 North Grand Avenue East, Springfield, Illinois 62794-9276

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

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

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

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

F. INSPECTIONS
At least once every seven calendar days and with 24 hours of a 0.5 in rainfall event, inspections by documented Contractor Compliance Officer must be made to determine the effectiveness of the SWPPP.

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

The Inspector must be a person familiar with the site, the nature of major construction activities, and qualified to evaluate both overall system performance and individual component performance.

G. SWPPP UPDATES & AMENDMENTS
This SWPPP must be updated each time there are significant modifications to the pollution prevention system or a change of Contractor working on the project that disturbs site soils.

H. DISCHARGE OF PETROLEUM PRODUCTS OR HAZARDOUS SUBSTANCES
Discharge of Petroleum products or other hazardous substances into storm water or the storm water (storm sewer) system is subject to reporting and clean up requirements.

I. NOTICE OF TERMINATION
Once the site reaches final stabilization as defined in the General Permit, with all permanent erosion and sedimentation controls installed and all temporary erosion and sedimentation controls removed...

J. CONTRACTORS RESPONSIBILITY
This SWPPP intends to control water-borne and liquid pollutant discharges by some combination of interception, sedimentation, filtration, and containment.

K. LOG OF CONSTRUCTION ACTIVITY
A record of dates when major ground-disturbing activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated or completed must be maintained until the NOI is filed.

L. INTRODUCTION
This SWPPP includes the elements necessary to comply with the natural baseline general permit for construction activities administered by the US Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program.

A. PURPOSE
A major goal of pollution prevention efforts during project construction is to control soil and pollutants that originate on the site and prevent them from flowing to surface waters.

B. SCOPE
This SWPPP must be implemented before construction begins on the site. It primarily addresses the impact of storm rainfall and runoff on areas of the ground surface disturbed during the construction process.

3. PROJECT DESCRIPTION

Described below are the major construction activities that are subject of this SWPPP. Also included in the sequence are BMP installation activities that must take place prior to construction activities.

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

Upon implementation and installation of the following areas: trailers, parking, lay down, porta-potty, wheel wash, concrete washout, mason's area, fuel and material storage containers, solid waste containers, etc.

Phase 1
1. Install stabilized construction entrance and SWPPP Entrance Sign.

Phase 2
7. Temporarily seed, underground construction, denuded areas that will be inactive for 14 days or more.

Phase 3
1. Complete grading and installation or permanent stabilization over all areas including outlots.

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

The actual schedule for implementing pollutant control measures will be determined by project construction progress and recorded by the Contractor on the Soil Erosion/Sediment Control Operation Time Schedule on the Erosion and Sediment Control Plans.

4. SITE DESCRIPTION

- 1. Site description
Site construction activities consist of general site clearing & general grading of 5 lots.
2. Total area of site = 4.25 acres
3. Estimated site runoff coefficient after construction activities are complete: CN=81

5. Storm drainage is received by the FOX RIVER

5. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS

A variety of storm water pollutant controls are recommended for this project. Some controls are intended for function temporary and will be used as needed for pollutant control during the construction period.

A. EROSION AND SEDIMENT CONTROLS

1. Soil Stabilization
The purpose of soil stabilization is to prevent soil from eroding and leaving the site.

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

b) Permanent Seeding or Sodding - All areas at final grade must be seeded or sodded within 14 days after completion of work in any area.

2. Structural Controls

a) Silt Fence - Silt fence is a synthetic permeable woven or non-woven geotextile fabric incorporating metal support stakes at intervals sufficient to support the fence (5-foot maximum distance between posts), wood and sediment retained by the fence.

b) Construction Exit - All access points from the public street into the construction site shall include a construction exit composed of coarse stone to the dimensions shown on the Existing Conditions and Demolition Plan.

In addition to the stone at the construction exit, it may be necessary to install devices such as pipes (cattle guard) to increase the vibration and jarring. It may also be necessary to install a wheel wash system.

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

c) Storm Sewer Inlet Protection - Curb and grated inlets are protected from the intrusion of sediment through a variety of measures as shown on the details included in the Construction drawings.

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

Final site stabilization is achieved when perennial vegetative cover provides permanent stabilization with a density greater than 70 percent over the entire area to be stabilized by vegetative cover.

B. OTHER POLLUTANT CONTROLS

1. Dust Control
Construction traffic must enter and exit the site at the stabilized construction exit.

2. Solid Waste Disposal
No solid materials, including building materials, are allowed to be discharged from the site with storm water.

3. Sanitary Facilities
All personnel involved with construction activities must comply with State and Local sanitary or septic regulations.

4. Non-Storm Water Discharge
Non-storm water components of site discharges are not permitted under ILRIIO except as follows: discharges from fire fighting activities, fire hydrant flushings, water used to wash vehicles where detergents are not used.

5. Concrete Waste from Concrete Ready-Mix Trucks
Discharge of excess or waste concrete and/or wash water from concrete trucks will be allowed on the construction site, but only in specifically designated areas prepared to prevent contact between the concrete and/or wash water and storm water that will be discharged from the site.

6. Mason's Area
Contractor shall identify mason's area on the site and indicate location on the Site Map.

7. Fuel Tanks
Temporary on-site fuel tanks for construction vehicles shall meet all State and Federal regulations.

8. Hazardous Material Management and Spill Reporting Plan
Any hazardous or potentially hazardous material that is brought onto the construction site will be handled properly in order to reduce the potential for storm water pollution.

A Spill Prevention, Control and Countermeasure (SPCC) Plan must be developed if aboveground oil storage capacity at the construction site exceeds 1,320-gallons.

9. Long Term Pollutant Controls
Storm water pollutant control measures installed during construction, that will also provide storm water management benefits after construction, include turf areas in sufficient quantity so as to provide a site impervious ratio (ISR) of 0.76.

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

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

- 1. Materials resulting from the clearing and grubbing or excavation operations shall be stockpiled up slope from adequate sedimentation controls.
2. The Contractor shall designate areas on the Site Map for equipment cleaning, maintenance, and repair.
3. Use of detergents for large scale washing is prohibited (i.e. vehicles, buildings, pavement, surfaces, etc.).

D. OFF-SITE FACILITIES IN THE OPERATIONAL CONTROL OF THE CONTRACTOR
Whenever dirt, rock, or other materials are imported to the construction site or exported for placement in areas off of the primary construction site, the Contractor is responsible for determining that all storm water permitting and sedimentation control requirements are met for each site which receives such materials or from which site materials are taken.

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

4. LOCAL PLANS

In addition to this SWPPP, construction activities associated with this project must comply with any guidelines set forth by Local regulatory agencies.

5. INSPECTIONS AND SYSTEM MAINTENANCE

Between the time this SWPPP is implemented and final Notice of Termination has been submitted, all disturbed areas and pollutant controls must be inspected weekly and within 24 hours of the end of a storm event 0.5 inches or equivalent snowfall.

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

A. CONSTRUCTION EXIT AND TRACK OUT

Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking.

B. SEDIMENT CONTROL DEVICES

Sediment barriers, traps and basins must be inspected and they must be cleaned out at such time as their original capacity has been reduced by 50 percent.

C. MATERIAL STORAGE AREAS

Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or the potential for, pollutants entering the drainage system or discharging from the site.

D. VEGETATION

Grazed areas shall be inspected to confirm that a healthy stand of grass is maintained.

E. DISCHARGE POINTS

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

The Inspection Report Form must identify all deficiencies, any corrections, whether they are identified during the current inspection or have occurred since the previous inspection, and any additional comments.

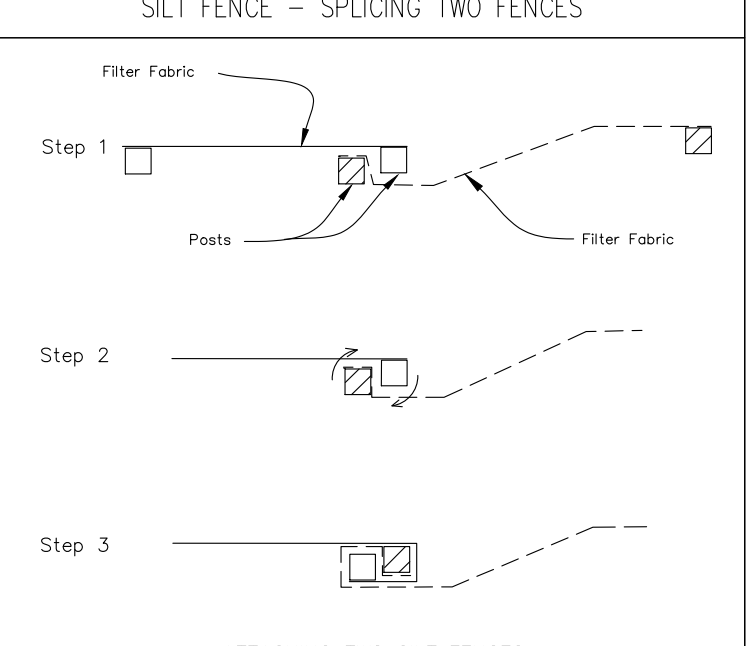
The Inspection Report Form must summarize the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and actions taken in accordance with section 4.b shall be made and retained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

If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the Contractor's Compliance Officer shall complete and file an "Incidence of Noncompliance" (ION) report for the identified violation.

Ultimately, it is the responsibility of the General Contractor to assure the adequacy of site pollutant discharge controls.

Actual physical site conditions or Contractor practices could make it necessary to install more structural controls than are shown on the plans.

SILT FENCE - SPLICING TWO FENCES



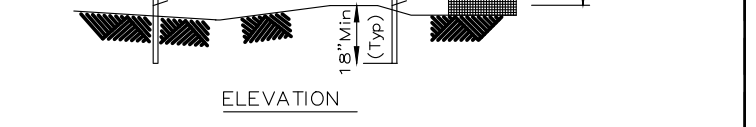
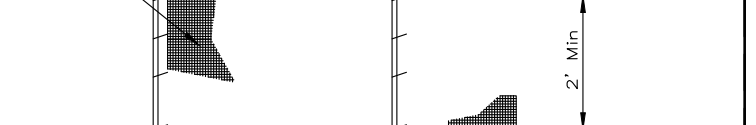
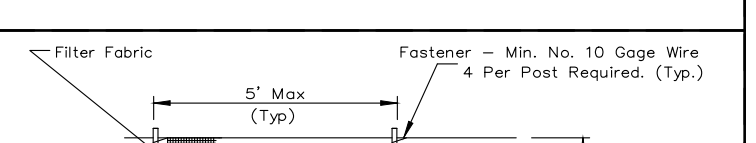
ATTACHING TWO SILT FENCES



- 1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" gap.
4. Connect both posts a minimum of 18 inches into the ground and bury the posts.
5. Compact backfill (particularly at apices) completely to prevent stormwater spilling.

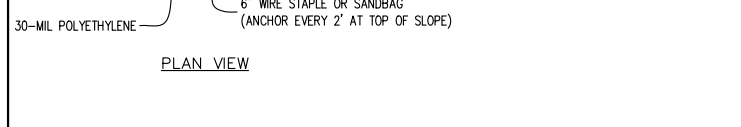
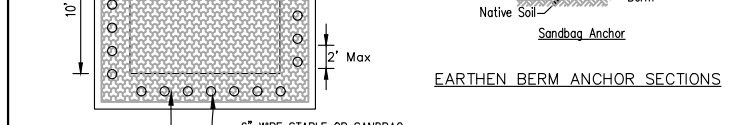
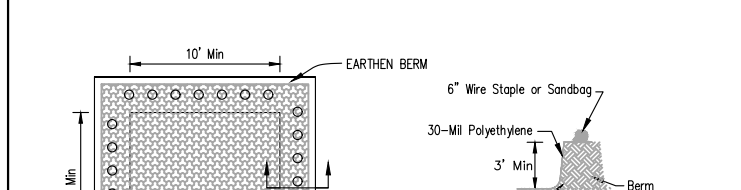
Table with columns for Project Name, Date, and other administrative information.

SILT FENCE PLAN



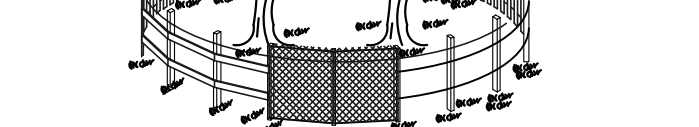
- 1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed only when the final grading and site stabilization.
2. Filter fabric must meet the requirements of material specification 592 Geotextile Table 1 or 2, Class 1 or 2, and shall be placed according to the manufacturer's instructions.
3. Any geotextile fabric required because of washing shall be constructed according to manufacturer's specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

Table with columns for Project Name, Date, and other administrative information.



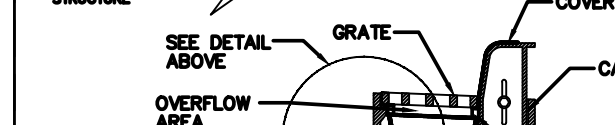
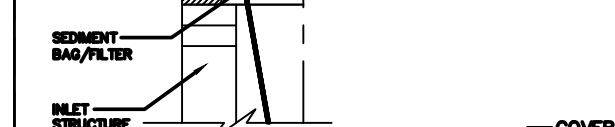
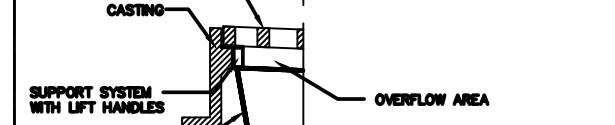
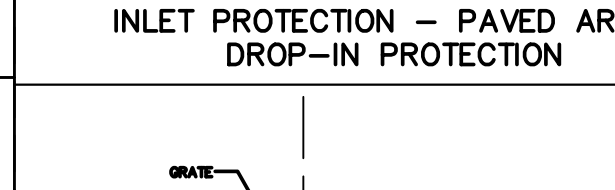
CONCRETE WASHOUT NOTE: CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER WATER BODIES, STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER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

Table with columns for Project Name, Date, and other administrative information.



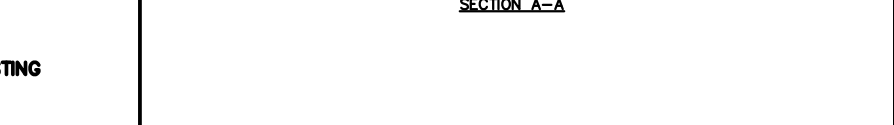
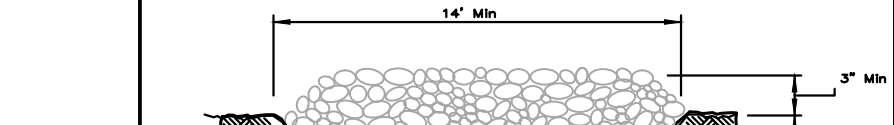
- 1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and no pole closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross-sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic wood fencing or any other material as approved by the engineer/designer.

Table with columns for Project Name, Date, and other administrative information.



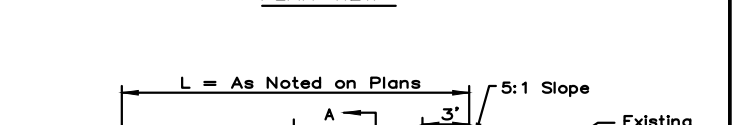
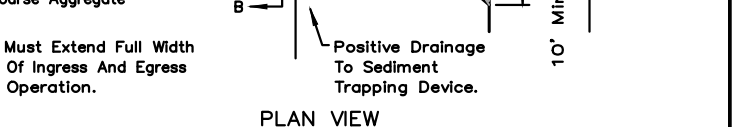
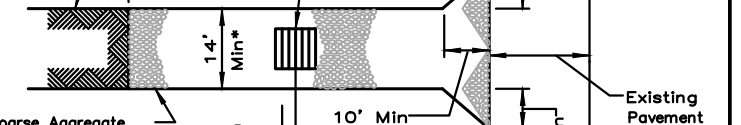
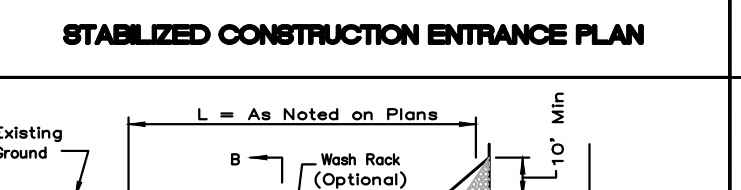
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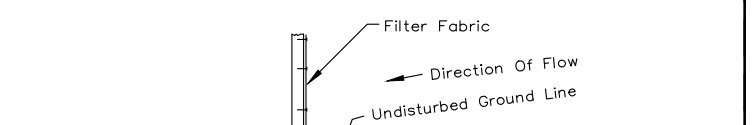
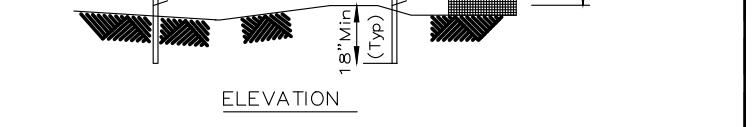
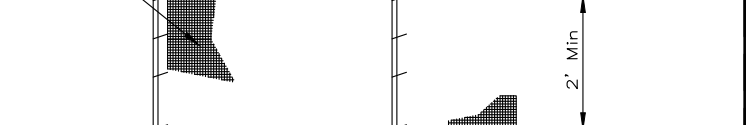
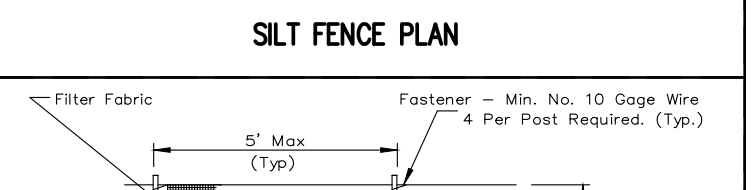
- 1. Filter fabric must meet the requirements of material specification 592 Geotextile Table 1 or 2, Class 1, or 1V or 1V and shall be placed according to the manufacturer's instructions.
2. Rock or retained concrete shall meet one of the following DOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 or 2.
3. Any geotextile fabric required because of washing shall be constructed according to manufacturer's specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

Table with columns for Project Name, Date, and other administrative information.



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

Table with columns for Revisions, No., Date, and Notes.

PREPARED FOR: MAJEY CONCRETE INC
791 NORTH FARNSWORTH AVE AURORA, IL 60505

LOT 6-10 LIGHT ROAD INDUSTRIAL PARK - COMMERCE DRIVE
STORM WATER POLLUTION PREVENTION PLAN
PROJECT NO. 19 352 04 SHEET NO. 4
SCALE: NTS
DATE: 10.10.19 OF 6 SHEETS



EXISTING STORM SEWER LINES

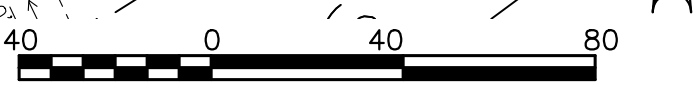
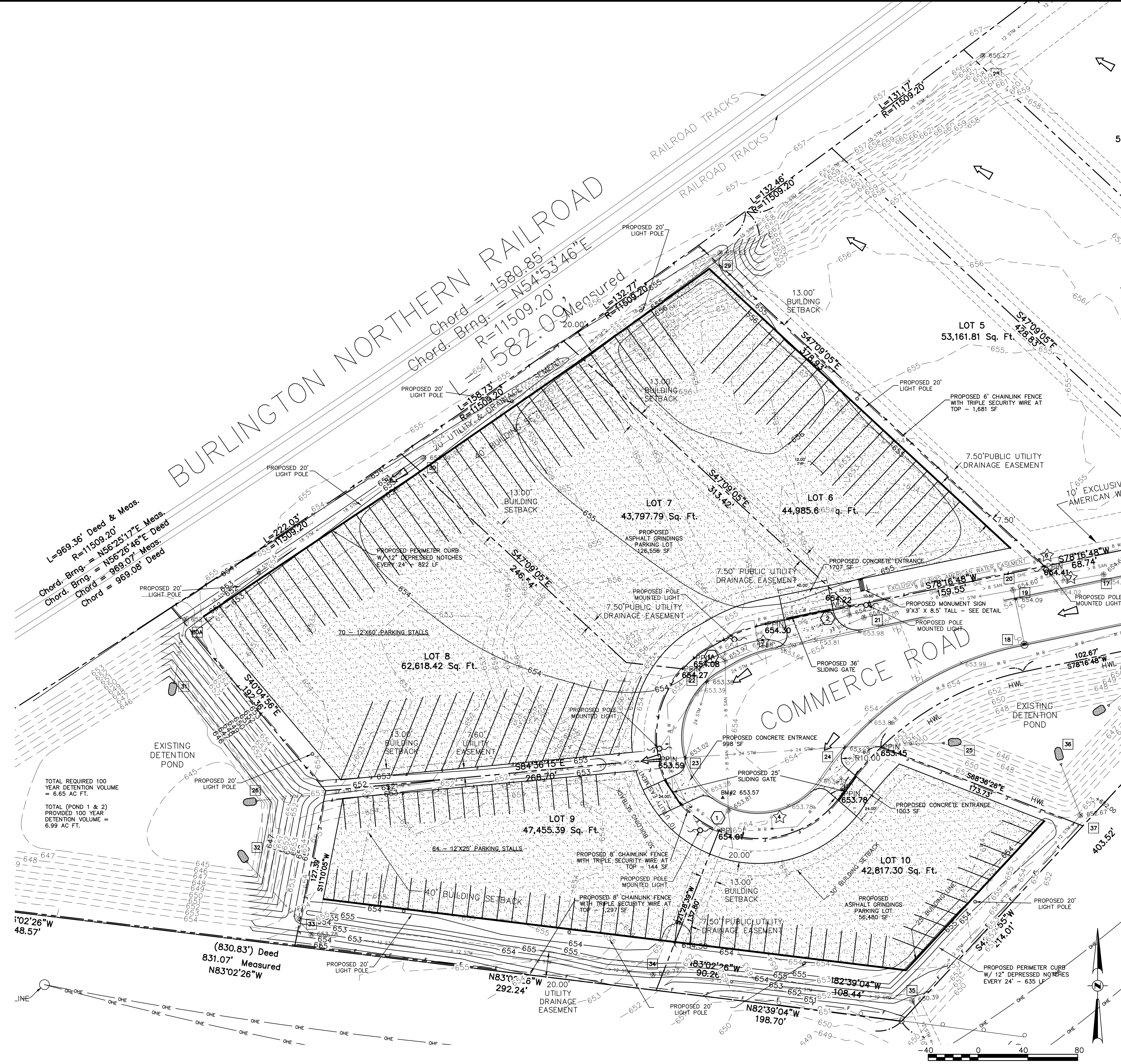
- 17 4" CATCHBASIN  
RIM = 654.50  
15' W INV = 650.32  
76 L.F. 18" RCP CL IV @ 0.83%
- 18 2" TYPE A INLET  
FRAME AND GRATE  
RIM = 653.85  
12' N INV = 650.60  
38 L.F. 12" RCP CL IV @ 0.53%
- 19 2" TYPE A INLET  
FRAME AND GRATE  
RIM = 654.09  
12' S INV = 650.40  
12' N INV = 650.40  
7 L.F. 12" RCP CL IV @ 1.71%
- 20 4" CATCHBASIN  
RIM = 654.60  
15' E INV = 649.69  
12' S INV = 650.28  
21' W INV = 649.69  
122 L.F. 21" RCP CL IV @ 0.90%
- 21 4" CATCHBASIN  
RIM = 654.34  
21' E INV = 648.59  
24' W INV = 648.59  
138 L.F. 24" RCP CL IV @ 0.75%
- 22 4" CATCHBASIN  
RIM = 653.38  
24' E INV = 647.56  
24' SW INV = 647.56  
61 L.F. 24" RCP CL IV @ 0.70%
- 23 5" CATCHBASIN  
RIM = 653.02  
24' NE INV = 647.13  
24' E INV = 647.13  
27' W INV = 647.13  
345 L.F. 27" RCP CL IV @ 0.65%
- 24 4" MANHOLE  
RIM = 653.68  
24' W INV = 647.79  
24' E INV = 647.79  
129 L.F. 24" RCP CL IV @ 0.51%
- 25 24" CONCRETE FES  
WITH GRATE  
INV = 648.10  
78 L.F. 24" RCP CL IV @ 0.40%
- 26 27" CONCRETE FES  
WITH GRATE  
INV = 644.89  
263 L.F. 15" RCP CL IV @ 0.58%
- 28 4" CATCHBASIN  
RIM = 655.27  
15' NE INV = 651.69  
18' SE INV = 651.69  
264 L.F. 18" RCP CL IV @ 0.54%
- 29 4" CATCHBASIN  
RIM = 654.62  
18' NE INV = 650.27  
18' SW INV = 650.27  
289 L.F. 18" RCP CL IV @ 0.58%
- 30 4" CATCHBASIN  
RIM = 653.39  
18' NE INV = 648.59  
18' SW INV = 648.59  
232 L.F. 18" RCP CL IV @ 0.96%
- 30A 4" CATCHBASIN  
RIM = 652.42  
18' NE INV = 646.36  
18' SW INV = 646.36  
50 L.F. 18" RCP CL IV @ 0.86%
- 31 18" CONCRETE FES  
WITH GRATE  
INV = 645.93  
18" CONCRETE FES  
WITH GRATE  
INV = 644.38  
77 L.F. 12" RCP CL IV @ 1.36%
- 32 12" CONCRETE FES  
WITH GRATE  
INV = 644.38  
4" CATCHBASIN  
OUTFALL STRUCTURE  
RIM = 653.24  
12" NW INV = 643.33  
12" E INV = 643.33  
276 L.F. 12" RCP CL IV @ 0.60%  
W/ 4.0" 100 YR RESTRICTOR  
& 2.0" 2 YR RESTRICTOR
- 34 4" MANHOLE  
RIM = 652.77  
12' W INV = 641.68  
12' E INV = 641.68  
211 L.F. 12" RCP CL IV @ 0.48%
- 35 4" MANHOLE  
RIM = 650.39  
12' W INV = 640.66  
12' NE INV = 640.66  
12' SE INV = 640.66  
200 L.F. 12" RCP CL IV @ 0.73%  
TO 38 W INV = 639.25
- 36 12" CONCRETE FES  
WITH GRATE  
INV = 644.19  
45 L.F. 12" RCP CL IV @ 2.09%
- 37 4" CATCHBASIN  
OUTFALL STRUCTURE  
RIM = 652.67  
12' N INV = 643.25  
12' SW INV = 643.25  
197 L.F. 12" RCP CL IV @ 1.31%  
W/ 4.0" 100 YR RESTRICTOR  
& 3.0" 2 YR RESTRICTOR

EXISTING SANITARY SEWER LINES

- 1 4" TYPE A MANHOLE  
RIM = 653.81  
8" NE INV = 645.29  
8" STUB (LOT 9) INV = 646.29  
8" STUB (LOT 10) INV = 646.29  
120 L.F. 8" PVC SDR35 @ 2.06%  
28 L.F. 8" PVC SDR35 @ 1.00% (LOT 9)  
31 L.F. 8" PVC SDR35 @ 1.00% (LOT 10)
- 2 4" TYPE A MANHOLE  
RIM = 654.32  
8" NE INV = 642.90  
8" SW INV = 642.90  
8" STUB (LOT 6) INV = 642.90  
312 L.F. 8" PVC SDR35 @ 0.45%  
22 L.F. 8" PVC SDR35 @ 0.44% (LOT 6)
- 1A 4" TYPE A MANHOLE  
RIM = 653.97  
8" S INV = 643.82  
8" E INV = 643.82  
8" STUB (LOT 7) INV = 643.82  
8" STUB (LOT 8) INV = 643.82  
110 L.F. 8" PVC SDR35 @ 0.84%  
27 L.F. 8" PVC SDR35 @ 1.00% (LOT 7)  
53 L.F. 8" PVC SDR35 @ 1.00% (LOT 8)

EXISTING WATER UTILITIES

- 4 FLUSHING HYDRANT  
FINISH GRADE = 653.94
- 5 FLUSHING HYDRANT  
FINISH GRADE = 654.65
- 6 GATE VALVE  
AND VALVE BOX  
FINISH GRADE = 654.04
- 7 FLUSHING HYDRANT  
FINISH GRADE = 654.42



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PHONE: (815) 786-0195    TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES

PREPARED FOR:  
**MAJEY CONCRETE INC**  
791 NORTH FARNSWORTH AVE AURORA, IL 60505

**LOT 6-10 LIGHT ROAD INDUSTRIAL PARK - COMMERCE DRIVE**  
CIVIL SITE PLAN

PROJECT NO. 19 352 04  
SCALE: 1" = 40'  
DATE: 10.10.19

SHEET NO. **5**  
OF 6 SHEETS



**GENERAL CONDITIONS**

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
2. ALL SANITARY SEWER AND WATER MAIN SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.
8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE, IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.
9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.
10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970 (REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

**UNDERGROUND UTILITIES**

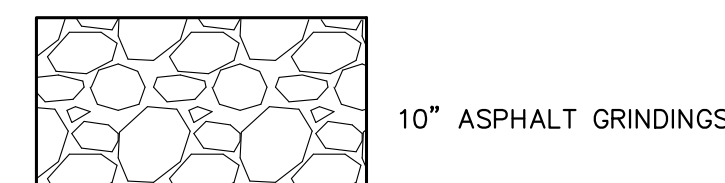
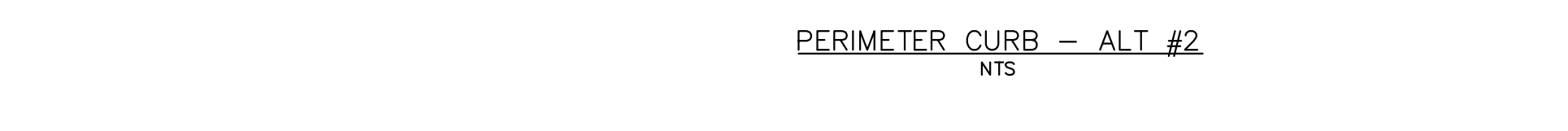
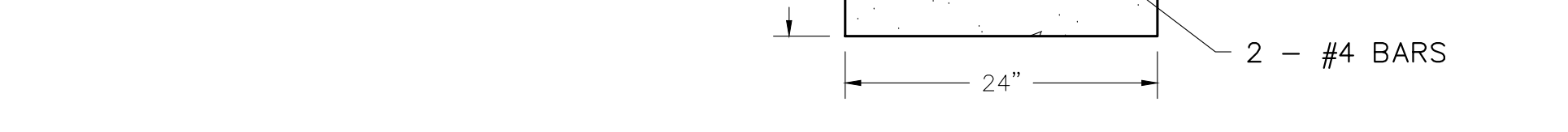
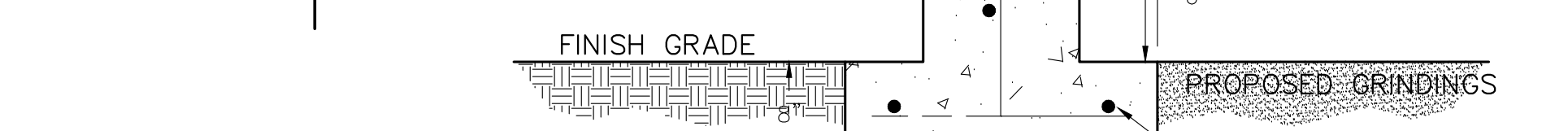
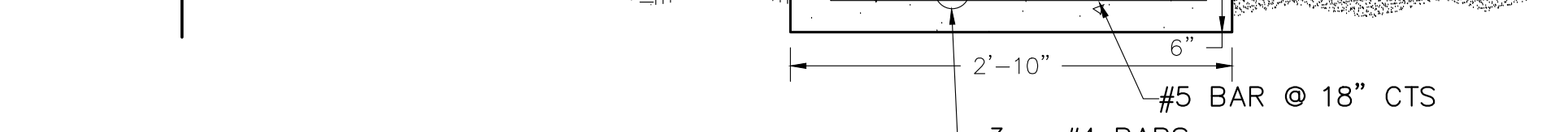
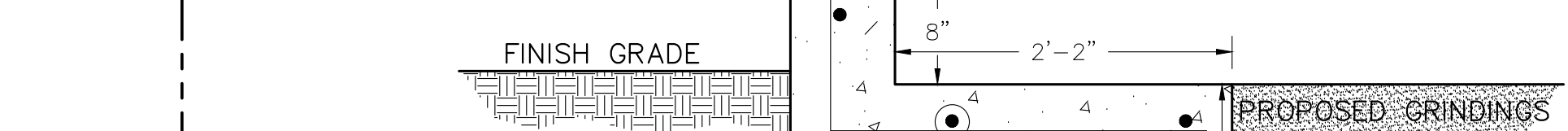
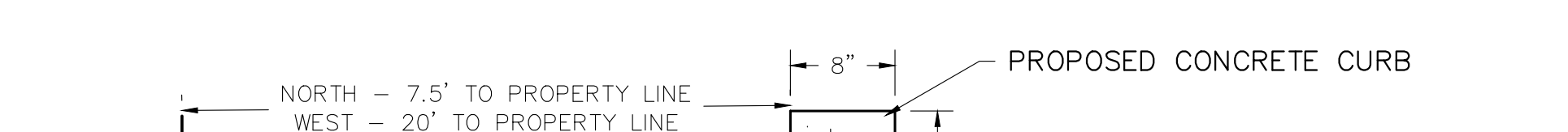
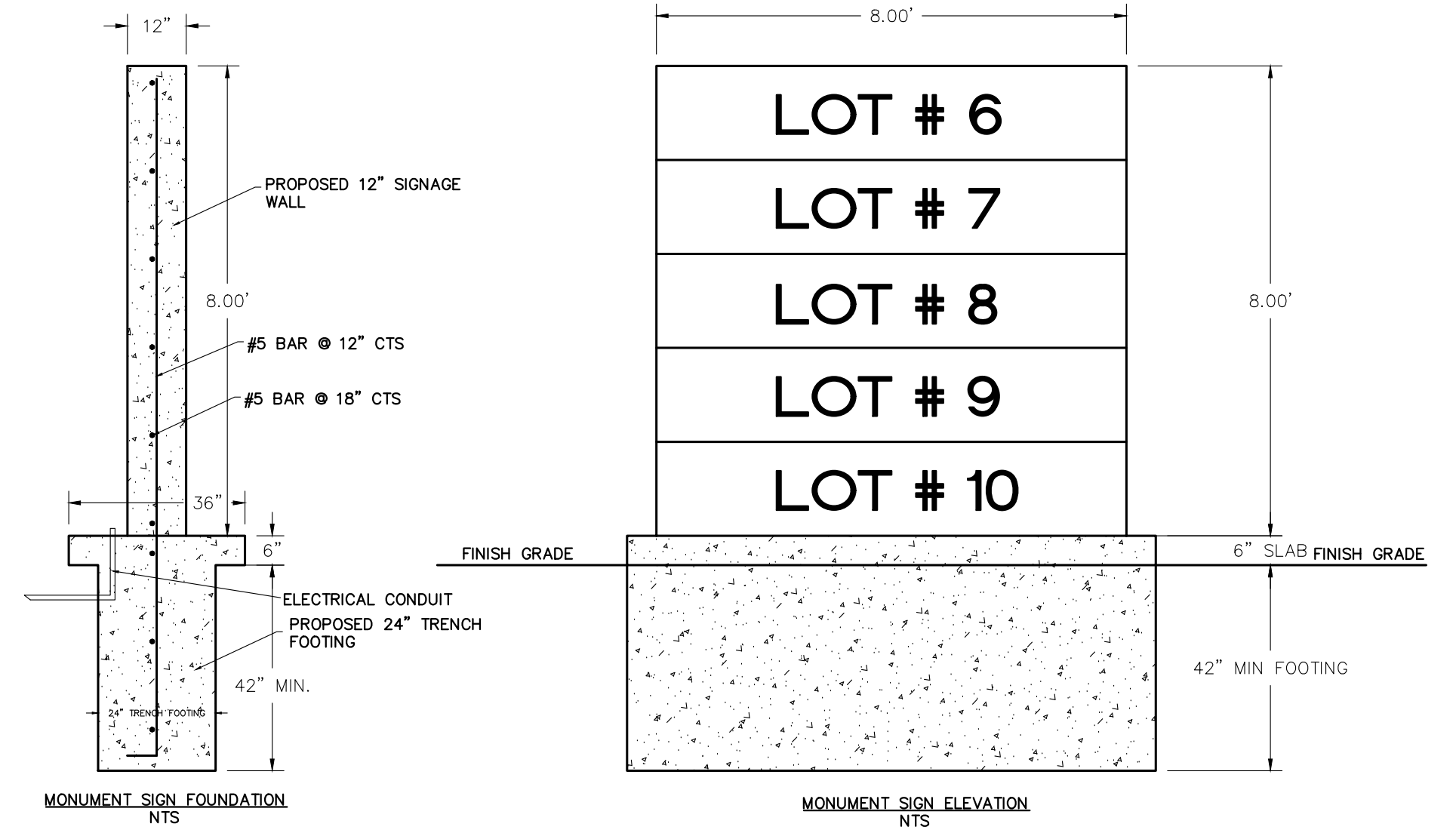
1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-76 (OR C-11) AS MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMANS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.
3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.
4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.
5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
6. ALL STORM SEWERS AND WATERMANS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.
7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.
8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.
9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.
10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.
11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.
12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.
13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8" POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.
14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

**EARTHWORK**

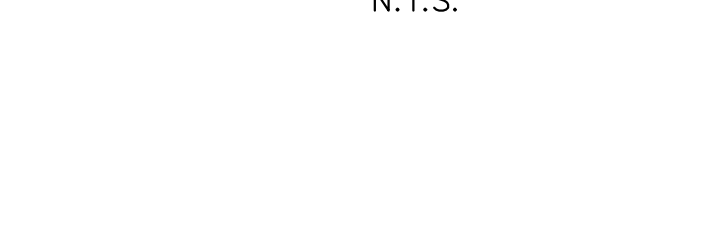
1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.
4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.
5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.
6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.
8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.
10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).
11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.
12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.
13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

**PAVING & WALKS**

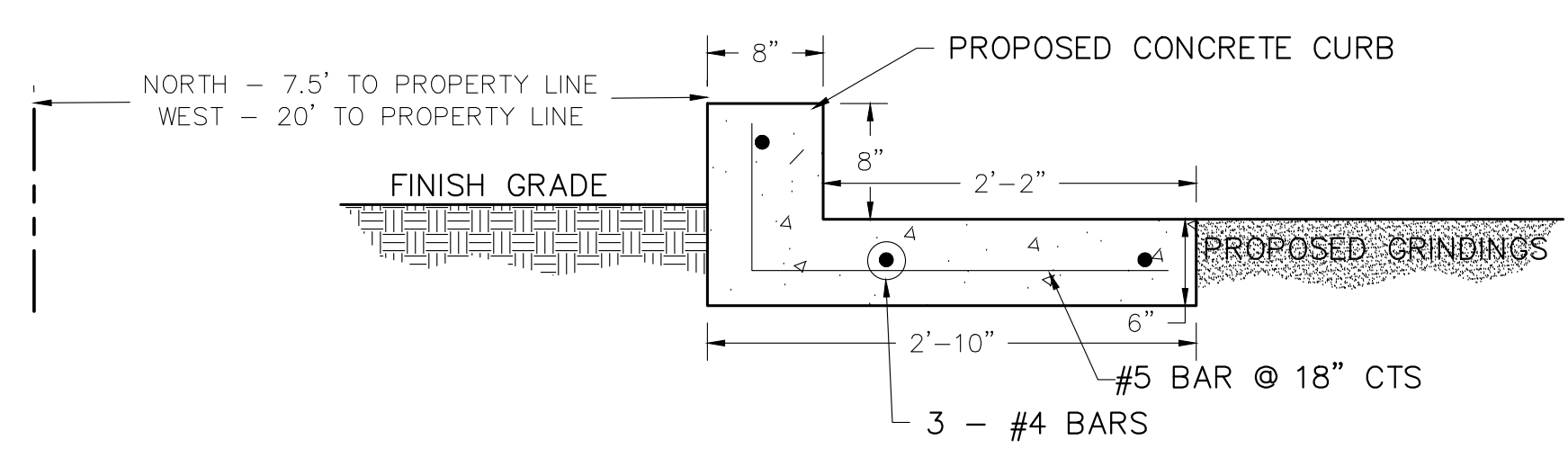
1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.
3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," CURRENT EDITION.
5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COURSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.
6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.
8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.
9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.
13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMP, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.



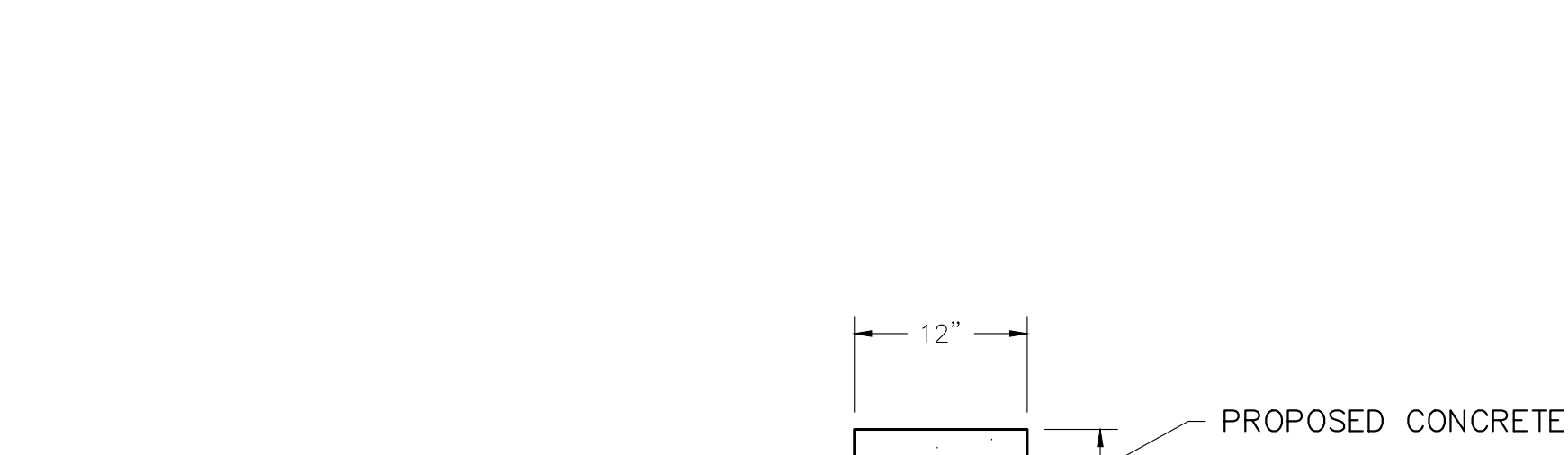
**TYPICAL PARKING LOT SURFACE DETAIL**



**TYPICAL CONCRETE PAVEMENT DETAIL**



**PERIMETER CURB - ALT #1**



**PERIMETER CURB - ALT #2**

ALL DISTURBED AREAS THAT ARE NOT BEING MULCHED SHALL RECEIVE A MINIMUM OF 6" OF PULVERIZED TOP SOIL & BE SEEDED WITH IDOT CLASS 1 SEEDMIX (1A IN ROW)

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

NO.	DATE	NOTES

PREPARED FOR:  
**MAJEY CONCRETE INC**  
791 NORTH FARNSWORTH AVE AURORA, IL 60505

**LOT 6-10 LIGHT ROAD INDUSTRIAL PARK - COMMERCE DRIVE**  
**GENERAL NOTES & DETAILS**

PROJECT NO.	19 352 04	SHEET NO.	<b>6</b>
SCALE:	NTS		
DATE:	10.10.19		OF 6 SHEETS





10/09/2019 10:11



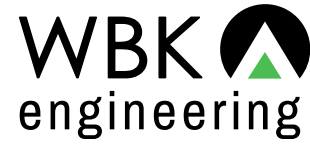


10/09/2019 10:11





10/09/2019 10:12



October 26, 2019

Mr. Matt Asselmeier  
Kendall County Planning, Building, & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498

Subject: Review of Light Road Lots 6-10  
Kendall County (WBK no 19-102.F)

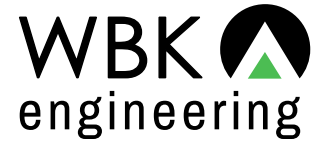
Dear Mr. Asselmeier:

WBK Engineering has completed a review of the subject pipeline maintenance project in Kendall County. The following material was provided to us for review:

- Stormwater Permit Application with supporting documentation prepared by Majey Concrete dated September 17, 2019 and received October 4, 2019
- Engineering Plans for Lot 6-10 Light Road Industrial Park prepared by Tebrugge Engineering dated October 3, 2019 and received October 4, 2019.

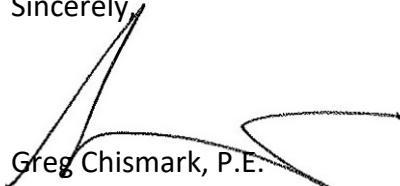
The following comment is offered for the petitioner's consideration. The following comments require resolution prior to our recommendation for issuance of a stormwater permit.

1. Submit stormwater calculations that document the percent impervious is consistent with original / approved design, overflow routes continue to have capacity as per original design, tributary area to each basin is per original design, emergency overflow routes from each basin are not impeded and the volume changes as a result of proposed grading are defined in a stage storage table.
2. Record drawing of the revised basin grading will be required to verify stage storage requirements.
3. Sheet 3 – Filter baskets shall be used at all inlets. Filter fabric is not allowed and reference to it shall be removed. Add filter baskets at all inlets within the limits and adjacent to the project. Please depict these specifically on the plan.
4. Sheet 5 – Remove the proposed light pole from the north drainage swale.
5. Sheet 5 – Provide proposed elevations at the perimeter of the grindings to assure drainage patterns are clear and constructed properly.
6. Sheet 5 – Provide proposed elevation for all curb including where depressions are proposed.



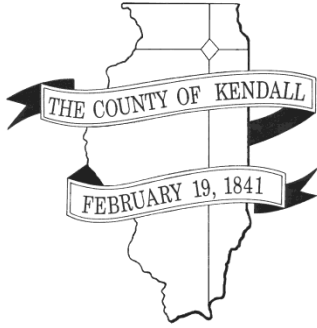
The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

Sincerely,



Greg Chismark, P.E.  
Municipal Practice Principal





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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 19-37**

**John Dollinger on Behalf of Hansel Ridge, LLC  
Amendment to Future Land Use Map in Land Resource  
Management Plan  
Public/Institutional to Commercial**

**INTRODUCTION**

Hansel Ridge, LLC would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately eighteen point seven more or less (18.7 +/-) acres located on the northern half of the property currently addressed as 195 Route 52. If approved, the Petitioner would like to rezone the property to allow an athletic facility and a storage business to be located on the property; both of these requests will be submitted as separate petitions.

The application materials are included as Attachment 1. A map showing the property is included as Attachment 2; the northern portion of the property is the subject of this Petition.

**SITE INFORMATION**

PETITIONERS: John Dollinger on Behalf of Hansel Ridge, LLC

ADDRESS: Northern 18.7 Acres of 195 Route 52

LOCATION: Northeast Corner of Route 52 and County Line Road



TOWNSHIP: Seward

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

LOT SIZE: 40 Acres (Total Existing Parcel) 18.7 +/- Acres (Proposed Reclassification Area)

EXISTING LAND USE: Agricultural

ZONING: A-1 Agricultural District

LRMP: Future Land Use	Public Institutional (Petitioner is Requesting a Change to Commercial)
Roads	County Line Road is a Township Maintained Arterial Road.
Trails	None
Floodplain/Wetlands	None

REQUESTED ACTION: Map Amendment Rezoning Property from A-1 Agricultural to B-4 Commercial Recreation

APPLICABLE REGULATIONS: Section 13.07 – Map Amendment Procedures

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within 1/2 Mile
North	Agricultural	A-1	Public/Institutional and Suburban Residential (1 DU/Acre)	A-1 and A-1 SU
South	Agricultural/Farmstead/Fertilizer and Grain Operation	A-1 and A-1 SU	Public/Institutional and Suburban Residential	A-1 and A-1 SU
East	Agricultural	A-1 (Kendall County) A-1 (Will County)	Suburban Development	A-1 (Kendall County) A-1 (Will County)
West	Agricultural	A-1	Suburban Residential	A-1 and A-1 SU

Pictures of the property are included as Attachments 3-7.

The property owner is not requesting a change in the Future Land Use Map for the southern twenty-one more or less (21 +/-) acres of their property. Their property will remain classified as Public/Institutional on the Future Land Use Map.

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



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

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

#### **ACTION SUMMARY**

##### **SEWARD TOWNSHIP**

Petition information was sent to Seward Township on October 21, 2019.

##### **VILLAGE OF SHOREWOOD**

Petition information was sent to the Village of Shorewood on October 21, 2019.

##### **TROY FIRE PROTECTION DISTRICT**

The Troy Fire Protection District has no objections to commercial uses as this location, see Attachment 8.

#### **OTHER PLANS**

##### **VILLAGE OF SHOREWOOD**

The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional.

##### **WILL COUNTY**

Will County gives deference to the Village of Shorewood. Will County favors suburban development, whether that be commercial or residential, in this area.

#### **ANALYSIS**

The subject property was originally planned to be a future school location. The southern portion of the subject property and the property immediately to the north of the subject property are both planned to be Public/Institutional. In addition, the property to the west and the property to the north are both owned by the Minooka School District 111. A school could still be placed in the area. Therefore, uses that support and that are not in conflict with educational related uses, including many commercial uses, could be placed on the subject property.

#### **RECOMMENDATION**

Before issuing a recommendation, Staff would like comments from Seward Township, the Village of Shorewood, and ZPAC members.

#### **ATTACHMENTS**

1. Application Materials
2. Map
3. Looking West
4. Looking East
5. Looking Southwest
6. Looking South
7. Looking Northwest
8. October 10, 2019, Troy Fire Protection District Email

LAW OFFICES  
OF

***Daniel J. Kramer***

1107A SOUTH BRIDGE STREET  
YORKVILLE, ILLINOIS 60560  
(630) 553-9500  
Fax: (630) 553-5764

DANIEL J. KRAMER

KELLY A. HELLAND  
D.J. KRAMER

September 30, 2019

Matt Asselmeier, Senior Planner  
Kendall County Building & Zoning  
Via E-mail: [Masselmeier@co.kendall.il.us](mailto:Masselmeier@co.kendall.il.us)

REQUEST TO AMEND KENDALL COUNTY  
LAND RESOURCE MANAGEMENT PLAN

Re: Goprobball, LLC Zoning and Special Use Application

Dear Mr. Asselmeier:

Please take this letter as the request of Hansel Ridge, LLC, Goprobball, LLC, and James Maffeo to amend the Kendall County Land Resource Management Plan in regard to the parcel of real property located slightly to the northwest of the intersection of Illinois State Route 52 and County Line Road adjacent to Will County.

The property is currently designated as Government Use under the Kendall County Land Resource Management Plan. No doubt that designation was given do to the fact that Minooka School District owned the property and anticipated during the heavy days growth pre-2007 to build a school on the site.

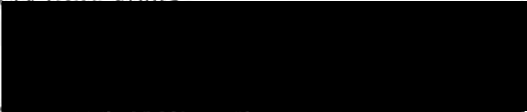
They since have determined that they are currently over-built, and went to market with the parcel and sold it over a year ago to a private owner. There is nothing remarkable about the land features, in that here arc no streams, ponds, lakes, or tree growth on the property.

Further it sits within the One and One-Half Mile Planning Boundary of the Village of Shorewood which has taken responsibility for future growth as opposed to the City of Joliet, under an Intergovernmental Agreement between the two entities.

We have made preliminary contact with the Village of Shorewood and are arranging for our One and One-Half Mile Review. Their planning staff has indicated that they feel the proposed recreational use is complementary to their exiting Plan which likewise showed the property for the school purpose.

We would ask that Kendall County Amend its Land Resource Management Plan in concert with our Petition for approval of our re-zoning for an indoor baseball facility and outdoor ancillary recreational uses. Should you have any questions please feel free to call my office.

Very truly yours,



Daniel J. Kramer  
Attorney at Law

DJK/cth

STATE OF ILLINOIS     )  
  )  
COUNTY OF KENDALL    )

CONSENT TO KENDALL COUNTY ZONING AND SPECIAL USE APPLICATION

NOW COMES HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, OWNER, who does hereby consent to the Kendall County Zoning and Special Use Application submitted by GOPROBALL, LLC AN ILLINOIS LIMITED LIABILITY COMPANY for B-4 Commercial Recreation and B-3 Business District and Special Use for Outdoor Storage.

OWNER  
HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY:

  
  
Authorized Representative 

Dated: 9/27/19

KENDALL COUNTY  
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Hansel Ridge, LLC  
Address 7502 E Hansel Rd  
City Channahon State IL Zip 60410

2. Nature of Benefit Sought \_\_\_\_\_

3. Nature of Applicant: (Please check one)  
 Natural Person  
 Corporation  
 Land Trust/Trustee  
 Trust/Trustee  
 Partnership  
 Joint Venture

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

Limited Liability Company

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

NAME	ADDRESS	INTEREST
<u>John Dollinger</u>	[REDACTED]	<u>50% Member</u>
<u>Edward Dollinger</u>	[REDACTED]	<u>50% Member</u>

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

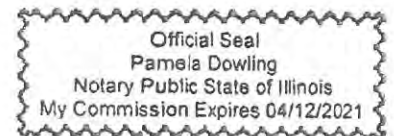
Theresa Dollinger, [REDACTED]

I, Theresa Dollinger, Attorney for Hansel Ridge LLC  
VERIFICATION \_\_\_\_\_, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 27<sup>th</sup> day of September, A.D. 2019

(seal)

[REDACTED]  
Notary Public





**SPECIAL WARRANTY DEED**

20190000682

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

**PREPARED BY:**

John F. Dixon  
Law Offices of John F. Dixon, LLC  
1415 West 55<sup>th</sup> Street  
Suite 101  
Countryside, IL 60525  
Tel: (708) 352-1800  
Fax: (708) 352-1888

RECORDED: 1/17/2019 10:23 AM  
MD: 41.00 RHSPS FEE: 10.00  
STATE TAX: 385.00  
COUNTY TAX: 192.50  
PAGES: 6

(The Above Space For Recorder's Use Only)

COUNTY OF KENDALL *Jm*  
REAL ESTATE TRANSFER TAX  
\$ 192.50

**THE GRANTOR, D.W. Burke & Associates, LLC**, an Illinois limited liability company ("Grantee"), of the Village of Hinsdale, County of DuPage, State of Illinois, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **HANSEL RIDGE, L.L.C.**, an Illinois limited liability company, of the Village of Channahon, County of Grundy, State of Illinois ("Grantee"), the receipt of which is acknowledged, does grant, bargain, sell and convey, with covenant of Special Warranty to Grantee, all of Grantor's right, title and interest in and to the real property situated in the County of Kendall, in the State of Illinois, as legally described in **Exhibit A**, attached hereto and made a part hereof. This conveyance is with: (i) all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements and appurtenances, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easement and rights-of-way; (ii) all of Grantor's right, title and interest and to any and all improvements and buildings located on the Property; and (iii) all of Grantor's right, title and interest in any and all fixtures affixed or attached to, or situated on, or acquired or used in connection with the Property (the Property, together with the rights, appurtenances and interest, improvements, buildings, and fixtures being collectively called the Property). However, the conveyance is subject to those exceptions and encumbrances below.

**SUBJECT TO:** See Permitted Exceptions in Exhibit B attached hereto

**SUBSEQUENT TAX BILLS TO:**

Hansel Ridge, L.L.C.  
7502 E. Hansel Road  
Channahon, IL 60410

**AFTER RECORDING RETURN TO:**

Castle Law  
Attn: Theresa Dollinger  
822 129<sup>th</sup> Infantry Drive  
Suite 104  
Joliet, Illinois 60435

*C.T.I./CY*  
*18gnw/90007CS*  
*1092KB*



REAL ESTATE TRANSFER TAX
00385.00
FP 326656

6

DATE: December 20, 2018

GRANTOR:

D.W. Burke & Associates, LLC,  
An Illinois limited liability company

[Redacted Signature]

Donald W. Burke, Jr., Manager

STATE OF ILLINOIS     )  
                                  ) S.S.  
COUNTY OF COOK     )

I, a notary public in and for the county and state above, do certify that **DONALD W. BURKE, JR.**, as **MANAGER OF D.W. BURKE & ASSOCIATES, LLC**, an Illinois limited liability company, and being known to me to be the same person whose name is subscribed to the above instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes stated above.

GIVEN under my hand and official seal, this 20<sup>th</sup> day of December, 2018



[Redacted Signature]  
Notary Public

**EXHIBIT A**

**LEGAL DESCRIPTION**

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH RIGHT OF WAY OF U.S. ROUTE 52, LYING EAST OF THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, ON THE EAST LINE OF SAID NORTHEAST 1/4, 1142.05 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 1152.42 FEET, TO THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, FOR THE TERMINUS OF SAID LINE, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE 52 PER DEDICATION RECORDED JANUARY 13, 1933 IN KENDALL COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 09-13-200-002

COMMONLY KNOWN AS: 195 US Highway 52, Minooka, IL 60447

Unofficial



**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes that accrued, but not yet due and payable.
2. Rights, if any, of public and quasi-public utilities in the Land as disclosed by underground telephone lines, utility poles, gas main, and overhead electric lines as show on Survey number 404-1931-as prepared by Ruettiger, Toelli & Associates, Inc. dated September 20, 2004.
3. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
4. Rights of the public, the State of Illinois, County of Kendall and the municipality in and to that part of the Land, if any, taken or used for road purposes, including that portion thereof falling within the public highway known as Route 69 running along the Southerly line and Southeasterly corner of the Land as same was originally constituted by instrument of dedication recorded January 12, 1933 in Book 86 Deeds, Page 44.
5. Easement in favor of the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property with warning siren, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 81-4692, affecting the West Line of the Land.
6. No right of way dedication was found for County Line Road per the notes on the Plat of Survey Prepared by Ruettiger, Tonelli & Associates, Inc. dated September 20, 2004



Debbie Gillette

Kendall County Clerk & Recorder

STATE OF ILLINOIS

COUNTY OF KENDALL

Donald W. Burke, JR., being duly sworn on oath, states that affiant owns 195 US Highway 52, Minooka, IL 60447 And further states that: (please check the appropriate box)

A.  That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or

B.  That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

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

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

SUBSCRIBED AND SWORN BEFORE ME

This 21st day of December, 2018

[Redacted Signature]

Signature of Notary Public

D.W. Burke & Associates, LLC

By: Donald W. Burke, Jr., Manager

[Redacted Signature]

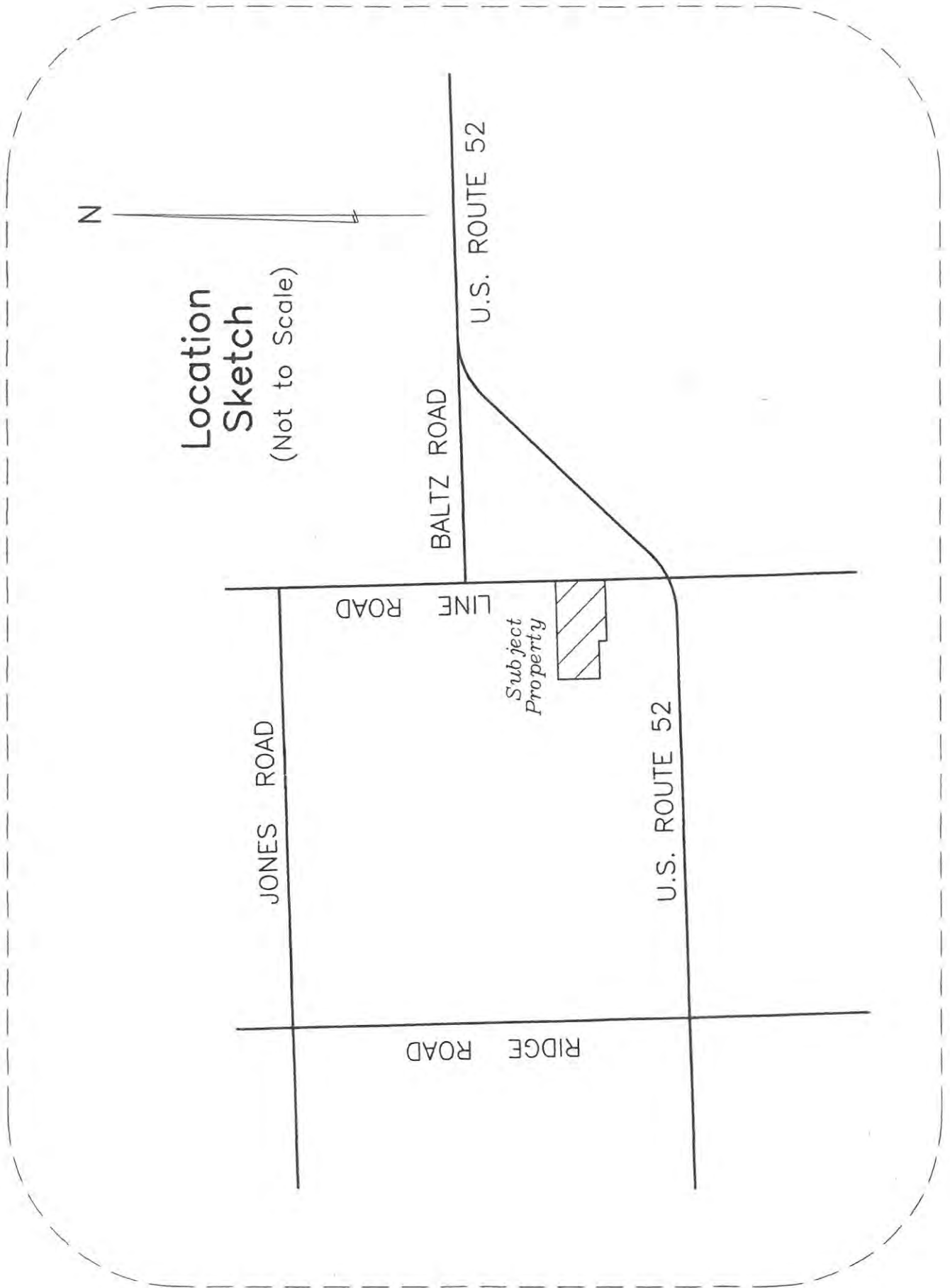
By: Kody L. Lake, Attorney-in-fact



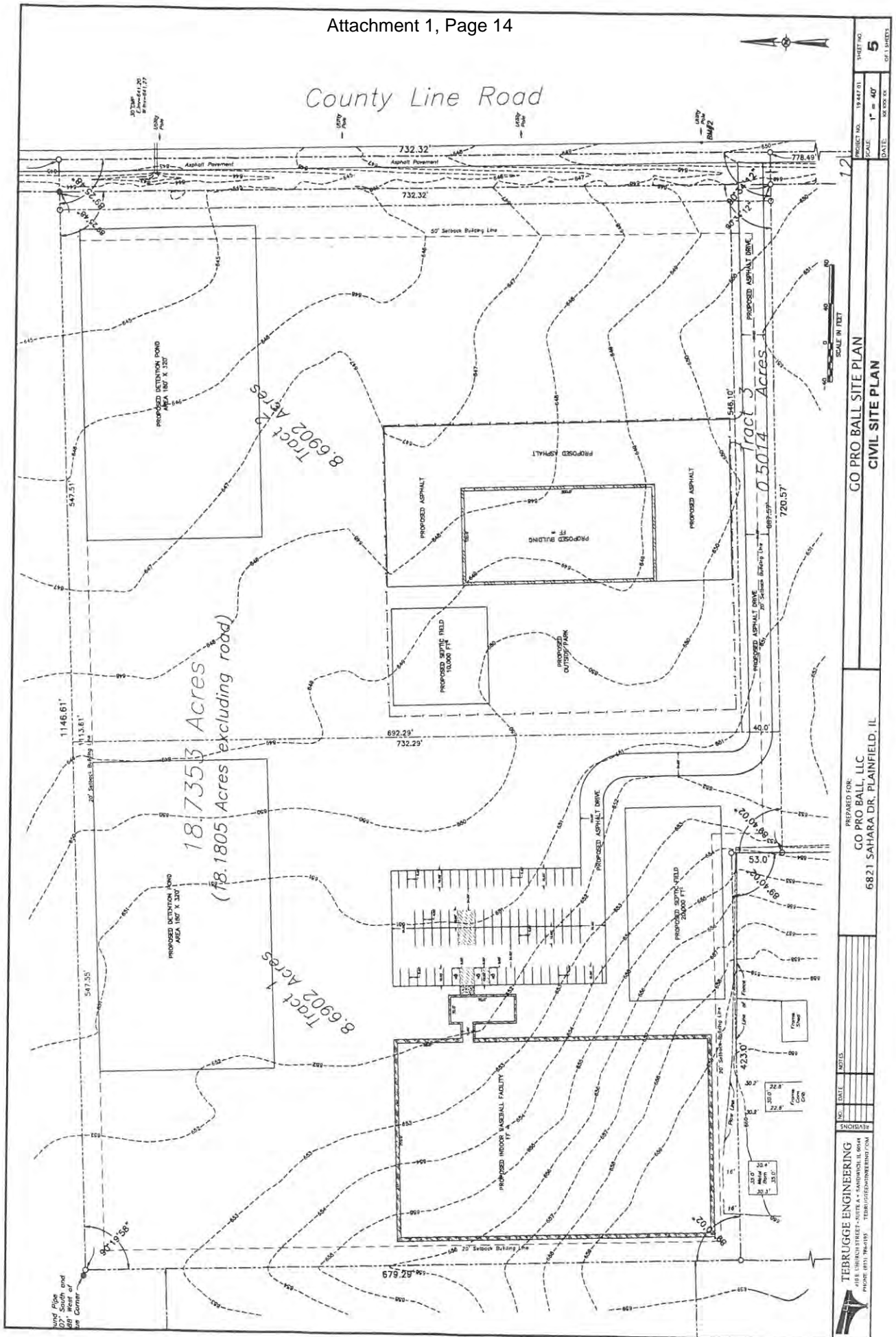
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LEGAL DESCRIPTION:

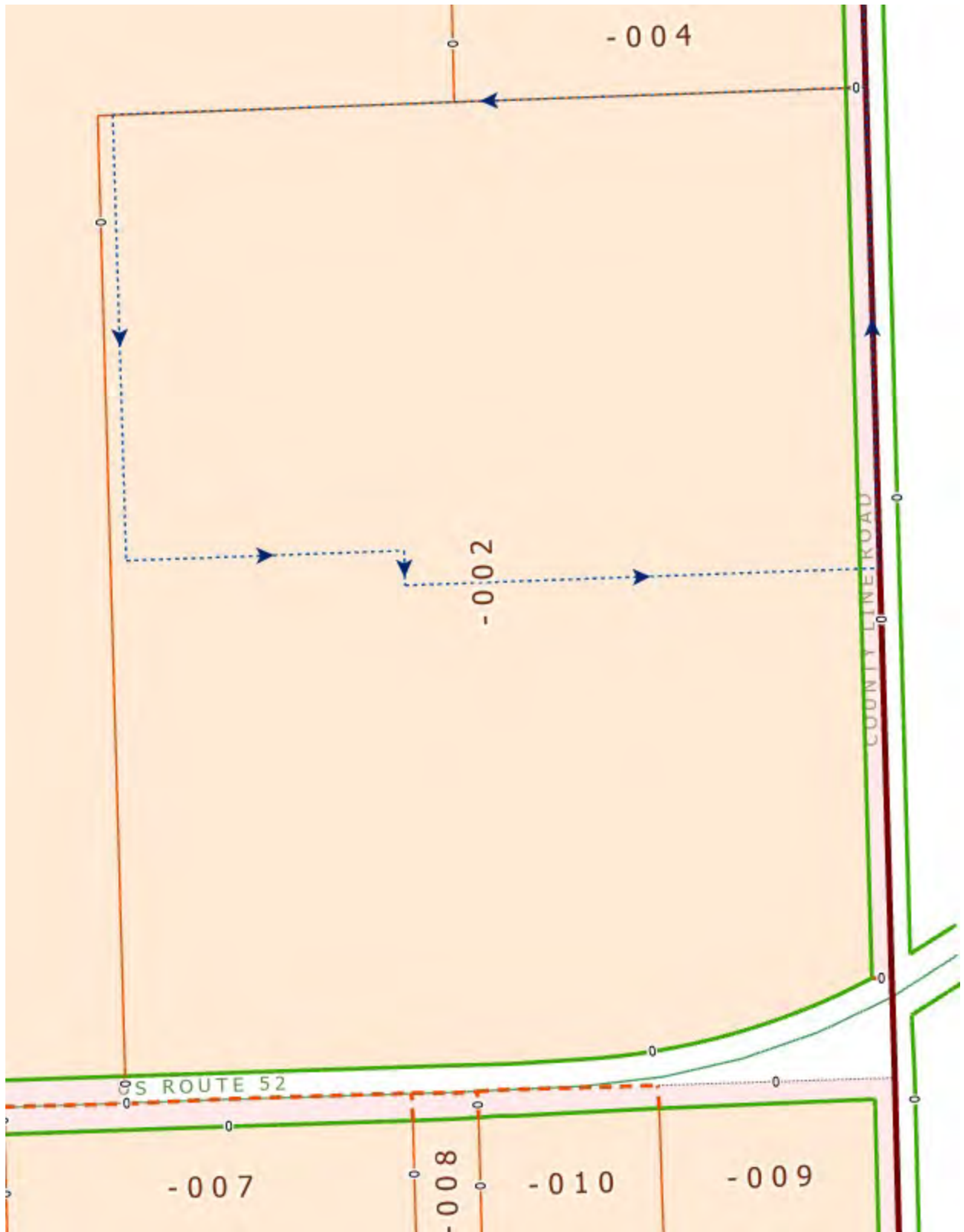
That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet for the point of beginning; thence Westerly, parallel with the North Line of said Northeast Quarter, 1146.61 feet to a line which is 1500.0 feet (normally distant) Easterly of the West Line of said Northeast Quarter; thence Southerly, parallel with said West Line, 679.29 feet; thence Easterly, parallel with said North Line, 423.0 feet; thence Southerly, parallel with said West Line 53.0 feet; thence Easterly, parallel with said North Line, 720.57 feet to said East Line of the Northeast Quarter; thence Northerly, along said East Line, 732.32 feet to the point of beginning in Seward Township, Kendall County, Illinois.



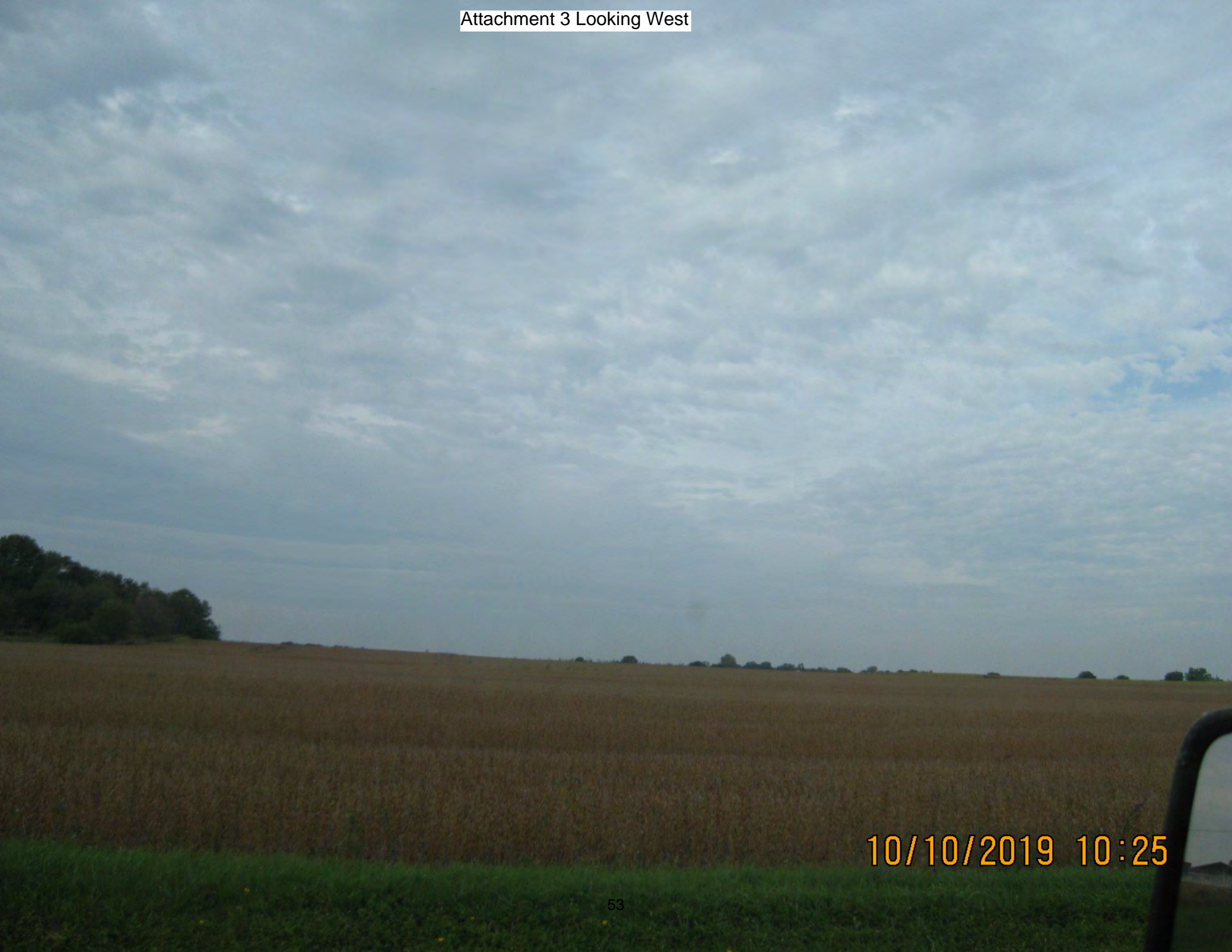












10/10/2019 10:25





10/10/2019 10:25





10/10/2019 10:26





10/10/2019 10:26





10/10/2019 10:25



**Matt Asselmeier**

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**From:** andrew doyle <adoyle@troyfpd.com>  
**Sent:** Thursday, October 10, 2019 1:29 PM  
**To:** Matt Asselmeier  
**Subject:** [External]RE: 195 Route 52 Question

Mr. Asselmeier,

Thank you for reaching out to our department regarding the rezoning change for 195 Route 52. We currently do not have any concerns regarding the proposed changes.

Thank you,  
Andy

*Andrew Doyle*

Andrew Doyle, Fire Chief  
Troy Fire Protection District  
700 Cottage St.  
Shorewood, IL 60404  
815-725-2149 Main Line  
815-651-2102 Direct Line  
815-725-0772 Fax Line  
815-791-0391 Cell Phone  
www.troyfirepd.com



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**From:** Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]  
**Sent:** Thursday, October 10, 2019 12:36 PM  
**To:** andrew doyle  
**Subject:** 195 Route 52 Question

Chief Doyle:

Kendall County received a request to change its Future Land Use Map for the northern portion of 195 Route 52 (PIN 09-13-200-002) from Public Institutional to Commercial. The property owner also wants to rezone the property from A-1 Agricultural to B-3 Highway Business District with a special use permit for indoor/outdoor storage and B-4 Commercial Recreation District to construct an indoor athletic facility.

Does the Troy Fire Protection District have any general concerns about this type of proposal?

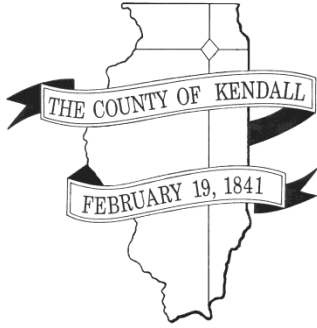
I am at the initial phase of reviewing this application and will send you more information as I proceed with my review.

Thanks,

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

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This email was Malware checked by UTM 9. <http://www.sophos.com>



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 19-38**

**John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner)  
and Jason Shelley on Behalf of Goprobball, LLC (Prospective  
Buyer)**

**Map Amendment Rezoning Property from A-1 to B-4**

**INTRODUCTION**

Goprobball, LLC would like to purchase the subject property and construct an indoor baseball and soccer facility on the subject property. The site plan is included as Attachment 1, Pages 22-24.

The property owner, Hansel Ridge, LLC, would like to sell the northern eighteen point seven more or less (18.7 +/-) acres for the proposed athletic facility and for an indoor and outdoor storage facility. The proposed athletic facility would be located on approximately nine point one-nine (9.19) acres on the northwest side of the property with a strip of land providing access to Line Road.

The property owner has a separate petition (Petition 19-37) to change the Future Land Use Map's classification of this property in the Land Resource Management Plan from Public/Institutional to Commercial. A separate petition (Petition 19-39) has been filed to rezone the northeastern corner of the larger property from A-1 to B-3 and obtain a special use permit for the storage business.

The property will be divided by a Plat Act Exemption split; no official subdivision will occur.

**SITE INFORMATION**

**PETITIONERS:** John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner) and Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer)

**ADDRESS:** Portion of the Northern 18.7 Acres of 195 Route 52

**LOCATION:** Northeast Corner of Route 52 and County Line Road



TOWNSHIP: Seward

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

LOT SIZE: 40 Acres (Total Existing Parcel) 9.19 +/- Acres (Proposed Rezoned Area)

EXISTING LAND USE: Agricultural

ZONING: A-1 Agricultural District

LRMP: Future Land Use	Public Institutional (Petitioner is Requesting a Change to Commercial)
Roads	County Line Road is a Township Maintained Arterial Road.
Trails	None
Floodplain/Wetlands	None

REQUESTED ACTION: Map Amendment Rezoning Property from A-1 Agricultural to B-4 Commercial Recreation

APPLICABLE REGULATIONS: Section 13.07 – Map Amendment Procedures

**SURROUNDING LAND USE**

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

The aerial of the property is included as Attachment 2. Pictures of the property are included as Attachments 3-7.

The property owner is not requesting a change in the Future Land Use Map for the southern twenty-one more or less (21 +/-) acres of their property. Their property will remain classified as Public/Institutional on the Future Land Use Map.

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

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

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

**PHYSICAL DATA**

**ENDANGERED SPECIES REPORT**

EcoCAT Report submitted and consultation was terminated, see Attachment 1, Pages 19-21.

**NATURAL RESOURCES INVENTORY**

The application for NRI was submitted on September 26, 2019, see Attachment 1, Pages 15-18.

**ACTION SUMMARY**

**SEWARD TOWNSHIP**

Petition information was sent to Seward Township on October 21, 2019.

**VILLAGE OF SHOREWOOD**

Petition information was sent to the Village of Shorewood on October 21, 2019.

**TROY FIRE PROTECTION DISTRICT**

The Troy Fire Protection District has no objections to commercial uses as this location, see Attachment 8.

**GENERAL INFORMATION**

Per State law, map amendments cannot be conditioned. However, Section 13.10 of the Kendall County Zoning Ordinance requires that commercial site plans be approved by the Kendall County ZPAC.

The Petitioner desires the map amendment in order to construct the indoor athletic facility.

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

#### **BUILDING CODES**

Any new structures would require applicable building permits.

#### **ACCESS**

The property will access County Line Road. County Line Road has an eighty thousand (80,000) pound wieht restriction. Depending on the uses, additional right-of-way could be necessary for turn lanes.

#### **ODORS**

No new odors are foreseen, but the site plan of future commercial activities on the site should be examined to address odors.

#### **LIGHTING**

The parking lot will have lights. Security lighting will be installed. Commercial establishments could have additional lights and illuminated signage on the building and associated with monument signage. The site plan of commercial establishments should be evaluated to address lighting.

#### **SCREENING**

Any fencing or buffering should be evaluated as part of the site plan review process.

#### **STORMWATER**

The site plan shows two detention ponds. Development on the site would require stormwater management permits.

#### **UTILITIES**

Electricity is nearby. New well and septic information would have to be evaluated as part of the building permit process.

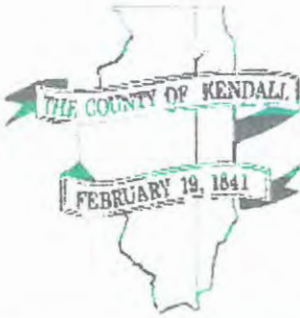
#### **RECOMMENDATION**

Before issuing a recommendation, Staff would like comments from Seward Township, the Village of Shorewood, and ZPAC members. Staff has concerns about some businesses permitted in the B-4 District locating at this property given the rural nature of the area and availability of public utilities.

#### **ATTACHMENTS**

1. Application Materials (Including the Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Aerial
3. Looking West
4. Looking East
5. Looking Southwest
6. Looking South
7. Looking Northwest
8. October 10, 2019, Troy Fire Protection District Email





**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

**APPLICATION**

PROJECT NAME Goprobball, LLC

FILE #: 19-38

<b>NAME OF APPLICANT</b> Goprobball, LLC		
<b>CURRENT LANDOWNER/NAME(s)</b> Hansei Ridge, LLC		
<b>SITE INFORMATION</b>		
ACRES 18.75	SITE ADDRESS OR LOCATION Vacant Land County Line Road	ASSESSOR'S ID NUMBER (PIN) part of 09-13-200-002
EXISTING LAND USE row crops	CURRENT ZONING A-1	LAND CLASSIFICATION ON LRMP A-1
<b>REQUESTED ACTION (Check All That Apply):</b>		
<input checked="" type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>See attached</u> )	<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.)
AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b><sup>1</sup>PRIMARY CONTACT</b> Daniel J. Kramer	<b>PRIMARY CONTACT MAILING ADDRESS</b> 1107A S. Bridge Street, Yorkville, IL 60560	<b>PRIMARY CONTACT EMAIL</b> dkramer@dankramerlaw.com
<b>PRIMARY CONTACT PHONE #</b> 630-553-9500	<b>PRIMARY CONTACT FAX #</b> 630-553-5764	<b>PRIMARY CONTACT OTHER # (Cell, etc.)</b>
<b><sup>2</sup>ENGINEER CONTACT</b> John Tebrugge	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b> info@tebruggeengineering.com
<b>ENGINEER PHONE #</b> 815-786-0195	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
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.		
<b>SIGNATURE OF APPLICANT</b>		<b>DATE</b> <u>7-26-19</u>

FEE PAID: \$ 500.00  
 CHECK #: 1205

**RECEIVED**

OCT 16 2019

**KENDALL COUNTY**  
 PLANNING, BUILDING & ZONING  
 Date Stamp Here if Checklist is Complete

<sup>1</sup>Primary Contact will receive all correspondence from County

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



STATE OF ILLINOIS     )  
  )  
COUNTY OF KENDALL    )

CONSENT TO KENDALL COUNTY ZONING AND SPECIAL USE APPLICATION

NOW COMES HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, OWNER, who does hereby consent to the Kendall County Zoning and Special Use Application submitted by GOPROBALL, LLC AN ILLINOIS LIMITED LIABILITY COMPANY for B-4 Commercial Recreation and B-3 Business District and Special Use for Outdoor Storage.

OWNER  
HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY:

  
  
Authorized Representative

Dated: 9/27/19

Please fill out the following findings of fact to the best of your capabilities. § 13.07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

*Existing uses of property within the general area of the property in question.*

Both the Village of Shorewood and the City of Joliet have various residential and commercial uses along major intersections within the Mile and a Half Planning Jurisdiction in the area of the property. Further there is an intense agricultural grain warehouse to the south property on the south side of Route 52. The land to the west and north is agricultural land which would not be disturbed by our intended use.

*The Zoning classification of property within the general area of the property in question.*

A-1 Agricultural, Special Use for intense Agricultural Use, and a mixture of municipal residential and commercial not adjacent but in the general area

*The suitability of the property in question for the uses permitted under the existing zoning classification.*

The property is suitable for row crop agricultural as is indicated by farming on the site. The Kendall County Land Resource Management Plan called for the subject property to be used for school purposes, which intention has now been abandoned in that the School District sold the land to a private investor and has no intention of building a school.

*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 is basically stable with slow residential growth coming back after the market crash. The recreational indoor baseball facility and outdoor recreational uses blend well with the need for facilities that my client currently is experiencing in the Village of Shorewood. The facility would further provide active sports fields indoors for traveling teams for both baseball and softball that currently have to travel great distances to find suitable facilities for year round sports.

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.*

Having the recreational facility both indoor and outdoor is as consistent as one can come with the institutional school use which would have provided an indoor gym and athletic facilities as well as educational facilities. We believe the proposed use of the subject property by Petitioners comports to the change in ownership but intention of the use of the property by the Kendall County Land Resource Plan

## GO PRO BUSINESS PLAN

Hours of Operation: 8:00 am to 12:00 pm

Number of Employees: A total of 20 to 40 part-time employees with no more than 4 to 6 employees present on-site at any time.

The New facility will be used to expand existing business of 10 years. Currently we have 15 travel baseball teams and the goal is to expand to 25 baseball teams over the next 3 to 5 years. Also, the new indoor facility will be used to attract other sports such as girl softball and soccer. The facility will have batting cages and a full indoor field for rental. Other services will include a concession area, retail for (clothing sales/uniform), and rehabilitation services (ATI or Athletico).

The new facility will be able to be used for multiple sports rental along with training programs for multiple sports.

The West Rear half (8.6902 acres) of the property from A-1 to B-4 Commercial Recreation

The East front half (8.6092 acres) of the property from A-1 to B-3 Highway Business District and Special Use for indoor/outdoor storage 9.0C.16 and 24



## LEGAL DESCRIPTION OF TRACT 1 (B-4 Zoning Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet for the point of beginning; thence continuing Westerly, parallel with said North Line, 547.55 feet to a line which is 1500.0 feet (normally distant) Easterly of the West Line of said Northeast Quarter; thence Southerly, parallel with said West Line, 679.29 feet; thence Easterly, parallel with said North Line, 423.0 feet; thence Southerly, parallel with said West Line, 53.0 feet to a line which is 1874.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 124.55 feet to a line drawn Southerly from the point of beginning, parallel with said West Line; thence Northerly, parallel with said West Line, 732.29 feet to the point of beginning in Seward Township, Kendall County, Illinois;

AND ALSO that Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 692.29 to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter feet for the point of beginning; thence Easterly, parallel with said North Line, 546.10 feet; thence Southerly at an angle of  $89^{\circ}33'03''$  measured counterclockwise from the last described course, 40.0 feet to a line which is 1874.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Westerly, parallel with said North Line, 546.02 feet to a line drawn Southerly from the point of beginning, parallel with the West Line of said Northeast Quarter; thence Northerly, parallel with said West Line, 40.0 feet to the point of beginning in Seward Township, Kendall County, Illinois.

## 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, 51.55 feet for the point of beginning; thence continuing Westerly, parallel with said North Line, 547.51 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 692.29 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, 546.10 feet; thence Northerly at an angle of  $90^{\circ}26'57''$  measured clockwise from the last described course, 692.32 feet to the point of beginning in Seward Township, Kendall County, Illinois.





**SPECIAL WARRANTY DEED**

20190000682

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

**PREPARED BY:**

John F. Dixon  
Law Offices of John F. Dixon, LLC  
1415 West 55<sup>th</sup> Street  
Suite 101  
Countryside, IL 60525  
Tel: (708) 352-1800  
Fax: (708) 352-1888

RECORDED: 1/17/2019 10:23 AM  
WD: 41.00 RHPFS FEE: 10.00  
STATE TAX: 385.00  
COUNTY TAX: 192.50  
PAGES: 6

(The Above Space For Recorder's Use Only)

COUNTY OF KENDALL *Jm*  
REAL ESTATE TRANSFER TAX  
\$ 192.50

**THE GRANTOR, D.W. Burke & Associates, LLC**, an Illinois limited liability company ("Grantee"), of the Village of Hinsdale, County of DuPage, State of Illinois, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **HANSEL RIDGE, L.L.C.**, an Illinois limited liability company, of the Village of Channahon, County of Grundy, State of Illinois ("Grantee"), the receipt of which is acknowledged, does grant, bargain, sell and convey, with covenant of Special Warranty to Grantee, all of Grantor's right, title and interest in and to the real property situated in the County of Kendall, in the State of Illinois, as legally described in **Exhibit A** attached hereto and made a part hereof. This conveyance is with: (i) all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements and appurtenances, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easement and rights-of-way; (ii) all of Grantor's right, title and interest and to any and all improvements and buildings located on the Property; and (iii) all of Grantor's right, title and interest in any and all fixtures affixed or attached to, or situated on, or acquired or used in connection with the Property (the Property, together with the rights, appurtenances and interest, improvements, buildings, and fixtures being collectively called the Property). However, the conveyance is subject to those exceptions and encumbrances below.

**SUBJECT TO:** See Permitted Exceptions in Exhibit B attached hereto

**SUBSEQUENT TAX BILLS TO:**

Hansel Ridge, L.L.C.  
7502 E. Hansel Road  
Channahon, IL 60410

**AFTER RECORDING RETURN TO:**

Castle Law  
Attn: Theresa Dollinger  
822 129<sup>th</sup> Infantry Drive  
Suite 104  
Joliet, Illinois 60435

*C.T.I./CY*  
*189nwl90007cs*  
*1092KB*



# 0000017560	REAL ESTATE TRANSFER TAX <i>Jm</i>
	00385.00
	FP 326656

DATE: December 20, 2018

GRANTOR:

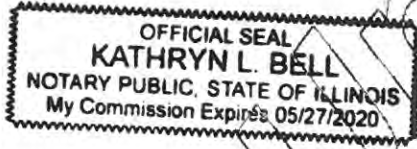
D.W. Burke & Associates, LLC,  
An Illinois limited liability company

By   
Donald W. Burke, Jr., Manager

STATE OF ILLINOIS     )  
  ) S.S.  
COUNTY OF COOK     )

I, a notary public in and for the county and state above, do certify that **DONALD W. BURKE, JR.**, as **MANAGER OF D.W. BURKE & ASSOCIATES, LLC**, an Illinois limited liability company, and being known to me to be the same person whose name is subscribed to the above instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes stated above.

GIVEN under my hand and official seal, this 20<sup>th</sup> day of December, 2018



  
Notary Public

**EXHIBIT A**

**LEGAL DESCRIPTION**

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH RIGHT OF WAY OF U.S. ROUTE 52, LYING EAST OF THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, ON THE EAST LINE OF SAID NORTHEAST 1/4, 1142.05 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 1152.42 FEET, TO THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, FOR THE TERMINUS OF SAID LINE, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE 52 PER DEDICATION RECORDED JANUARY 13, 1933 IN KENDALL COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 09-13-200-002

COMMONLY KNOWN AS: 195 US Highway 52, Minooka, IL 60447

Unofficial

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes that accrued, but not yet due and payable.
2. Rights, if any, of public and quasi-public utilities in the Land as disclosed by underground telephone lines, utility poles, gas main, and overhead electric lines as show on Survey number 404-1931-as prepared by Ruettiger, Toelli & Associates, Inc. dated September 20, 2004.
3. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
4. Rights of the public, the State of Illinois, County of Kendall and the municipality in and to that part of the Land, if any, taken or used for road purposes, including that portion thereof falling within the public highway known as Route 69 running along the Southerly line and Southeasterly corner of the Land as same was originally constituted by instrument of dedication recorded January 12, 1933 in Book 86 Deeds, Page 44.
5. Easement in favor of the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property with warning siren, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 81-4692, affecting the West Line of the Land.
6. No right of way dedication was found for County Line Road per the notes on the Plat of Survey Prepared by Ruettiger, Tonelli & Associates, Inc. dated September 20, 2004



Debbie Gillette

Kendall County Clerk & Recorder

STATE OF ILLINOIS

COUNTY OF KENDALL

Donald W. Burke, JR., being duly sworn on oath, states that affiant owns 195 US Highway 52, Minooka, IL 60447 And further states that: (please check the appropriate box)

A.  That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or

B.  That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

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

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



SUBSCRIBED AND SWORN BEFORE ME


This 21st day of December, 2018

  
Signature of Notary Public



D.W. Burke & Associates, LLC

By: Donald W. Burke, Jr., Manager

By:   
Kody L. Lake, Attorney-in-fact

Unofficial

KENDALL COUNTY  
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Hansel Ridge, LLC  
Address 7502 E Hansel Rd  
City Channahon State IL Zip 60410

2. Nature of Benefit Sought \_\_\_\_\_

3. Nature of Applicant: (Please check one)  
 Natural Person  
 Corporation  
 Land Trust/Trustee  
 Trust/Trustee  
 Partnership  
 Joint Venture

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

Limited Liability Company

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

NAME	ADDRESS	INTEREST
<u>John Dollinger</u>	[REDACTED]	<u>50% Member</u>
<u>Edward Dollinger</u>	[REDACTED]	<u>50% Member</u>

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

Theresa Dollinger, [REDACTED]

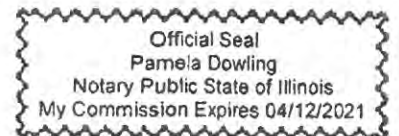
I, Theresa Dollinger **VERIFICATION** Attorney for Hansel Ridge LLC, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 27<sup>th</sup> day of September, A.D. 2019

(seal)

[REDACTED]

Notary Public



KENDALL COUNTY  
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Goprobball, LLC  
Address 24317 W 143rd Street  
City Plainfield State IL Zip 60544

2. Nature of Benefit Sought run baseball/soccer facility

3. Nature of Applicant: (Please check one)  
 Natural Person  
 Corporation/LLC  
 Land Trust/Trustee  
 Trust/Trustee  
 Partnership  
 Joint Venture

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

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

NAME	ADDRESS	INTEREST
<u>Jason Shelley</u>	[REDACTED]	<u>85%</u>
<u>James Maffeo</u>	[REDACTED]	<u>15%</u>

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

Jason Shelley [REDACTED] 9-26-19  
[REDACTED] Manager

I, Colleen Hanson VERIFICATION, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 26th day of September, A.D. 2019

(seal) [REDACTED] Notary Public



LAW OFFICES  
OF

***Daniel J. Kramer***

1107A SOUTH BRIDGE STREET  
YORKVILLE, ILLINOIS 60560  
(630) 553-9500  
Fax: (630) 553-5764

**DANIEL J. KRAMER**

**KELLY A. HELLAND  
D.J. KRAMER**

September 26, 2019

Kendall County SWCD  
Attn: Megan  
7775A Route 47  
Yorkville, IL 60560

Re: GoProball, LLC Zoning & Special Use Application

Dear Megan:

Enclosed please find KCSWCD Application for NRI Report and Zoning/Special Use Drawing. A check in the amount of \$627.00 made payable to the Kendall County SWCD. If you need any additional information please feel free to contact me.

Very truly yours,



Daniel J. Kramer  
Attorney at Law

DJK/cth

Enclosures



7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3

[www.kendallswcd.org](http://www.kendallswcd.org)

**NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION**

Petitioner: Goproball, LLC Contact Person: Attorney Daniel J. Kramer  
 Address: [REDACTED] 1107A S. Bridge Street  
 City, State, Zip: [REDACTED] Yorkville, IL 60560  
 Phone Number: [REDACTED] (630) 553-9500  
 Email: [REDACTED] dkramer@dankramerlaw.com

Please select: How would you like to receive a copy of the NRI Report?  Email  Mail

**Site Location & Proposed Use**

Township Name Seward Township 35 N, Range 8 E, Section(s) 13  
 Parcel Index Number(s) part of 09-13-200-002  
 Project or Subdivision Name Goproball Number of Acres 18.75  
 Current Use of Site agricultural Proposed Use baseball & soccer fields  
 Proposed Number of Lots 2 Proposed Number of Structures 2  
 Proposed Water Supply well Proposed type of Wastewater Treatment septic  
 Proposed type of Storm Water Management detention pond

**Type of Request**

- Change in Zoning from A-1 to See attached
- Variance (Please describe fully on separate page)
- Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: Kendall County Planning, Building, and Zoning

In addition to this completed application form, please including the following to ensure proper processing:

- Plat of Survey/Site Plan – showing location, legal description and property measurements
- Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
- If available: topography map, field tile map, copy of soil boring and/or wetland studies
- NRI fee (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.  
Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	\$ <u>375.00</u>
<u>14</u> Additional Acres at \$18.00 each	\$ <u>252.00</u>
<b>Total NRI Fee</b>	<b>\$ <u>627.00</u></b>

**NOTE:** Applications are due by the 1<sup>st</sup> of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

[REDACTED] 9-26-19  
 Petitioner or Authorized Agent Date

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

**FOR OFFICE USE ONLY**

NRI# \_\_\_\_\_ Date initially rec'd \_\_\_\_\_ Date all rec'd \_\_\_\_\_ Board Meeting \_\_\_\_\_  
 Fee Due \$ \_\_\_\_\_ Fee Paid \$ \_\_\_\_\_ Check # \_\_\_\_\_ Over/Under Payment \_\_\_\_\_ Refund Due \_\_\_\_\_



The West Rear half (8.6902 acres) of the property from A-1 to B-4 Commercial Recreation

The East front half (8.6092 acres) of the property from A-1 to B-3 Highway Business District and Special Use for indoor/outdoor storage 9.0C.16 and 24

GO PRO BASEBALL ACADEMY, INC  
24317 W 143RD ST  
PLAINFIELD, IL 60544

PAY TO THE ORDER OF

*Kendall County Treasurer*  
*Five hundred and 00/100*

BMO Harris Bank  
BMO Harris Bank N.A.  
Chicago, Illinois

FOR

*Zong Apple*

DATE *9-26-19* \$ *500.00* DOLLARS

[Redacted Signature]

[Redacted Address]

GO PRO BASEBALL ACADEMY, INC  
24317 W 143RD ST  
PLAINFIELD, IL 60544

PAY TO THE ORDER OF

*KCSWCB*  
*Five hundred twenty seven and 00/100*

BMO Harris Bank  
BMO Harris Bank N.A.  
Chicago, Illinois

FOR

*and WTB*

DATE *9-26-19* \$ *627.00* DOLLARS

[Redacted Signature]

[Redacted Address]



*Applicant:* Goprobball, LLC  
*Contact:* Attorney Daniel J. Kramer  
*Address:* 1107A South Bridge St  
 Yorkville, IL 60560  
  
*Project:* GoProbball  
*Address:* County Line Road, Shorewood

*IDNR Project Number:* 2003132  
*Date:* 09/25/2019

*Description:* Indoor/Outdoor facility for baseball and soccer fields

## Natural Resource Review Results

### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

**Consultation is terminated.** This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

*County:* Kendall

*Township, Range, Section:*  
35N, 8E, 13



**IL Department of Natural Resources**  
**Contact**  
 Adam Rawe  
 217-785-5500  
 Division of Ecosystems & Environment

**Government Jurisdiction**  
 Kendall County Planning, Building, and Zoning  
 Matt Asselmeier  
 111 W Fox Street  
 Yorkville, Illinois 60560

#### Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

IDNR Project Number: 2003132

### **Terms of Use**

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

### **Security**

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

### **Privacy**

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

IDNR Project Number: 2003132



<b>EcoCAT Receipt</b>	<b>Project Code</b> 2003132
-----------------------	-----------------------------

<b>APPLICANT</b>	<b>DATE</b>
------------------	-------------

Goprobball, LLC  
 Attorney Daniel J. Kramer  
 1107A South Bridge St  
 Yorkville, IL 60560

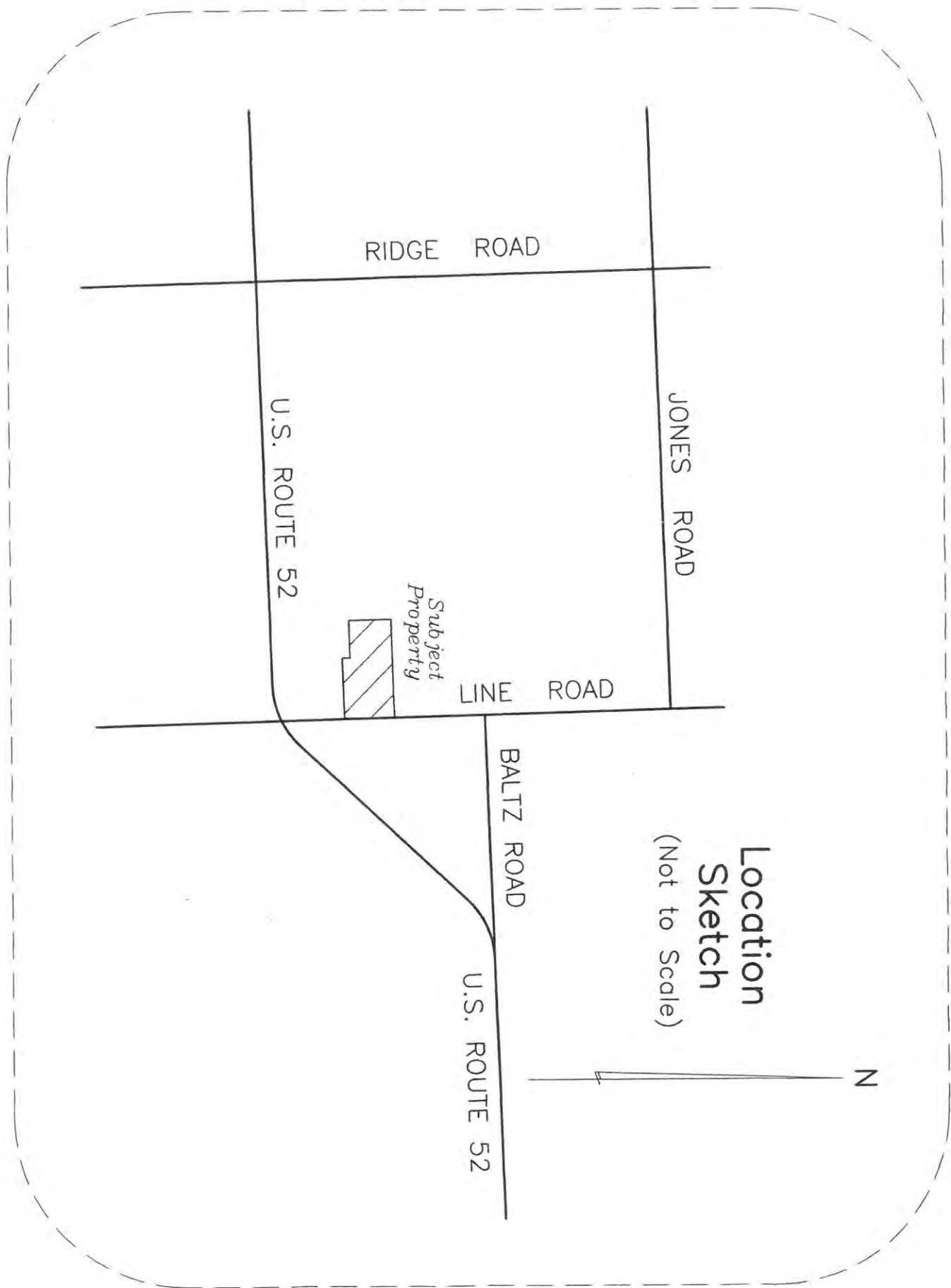
9/25/2019

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	\$ 125.00	\$ 2.81	\$ 127.81

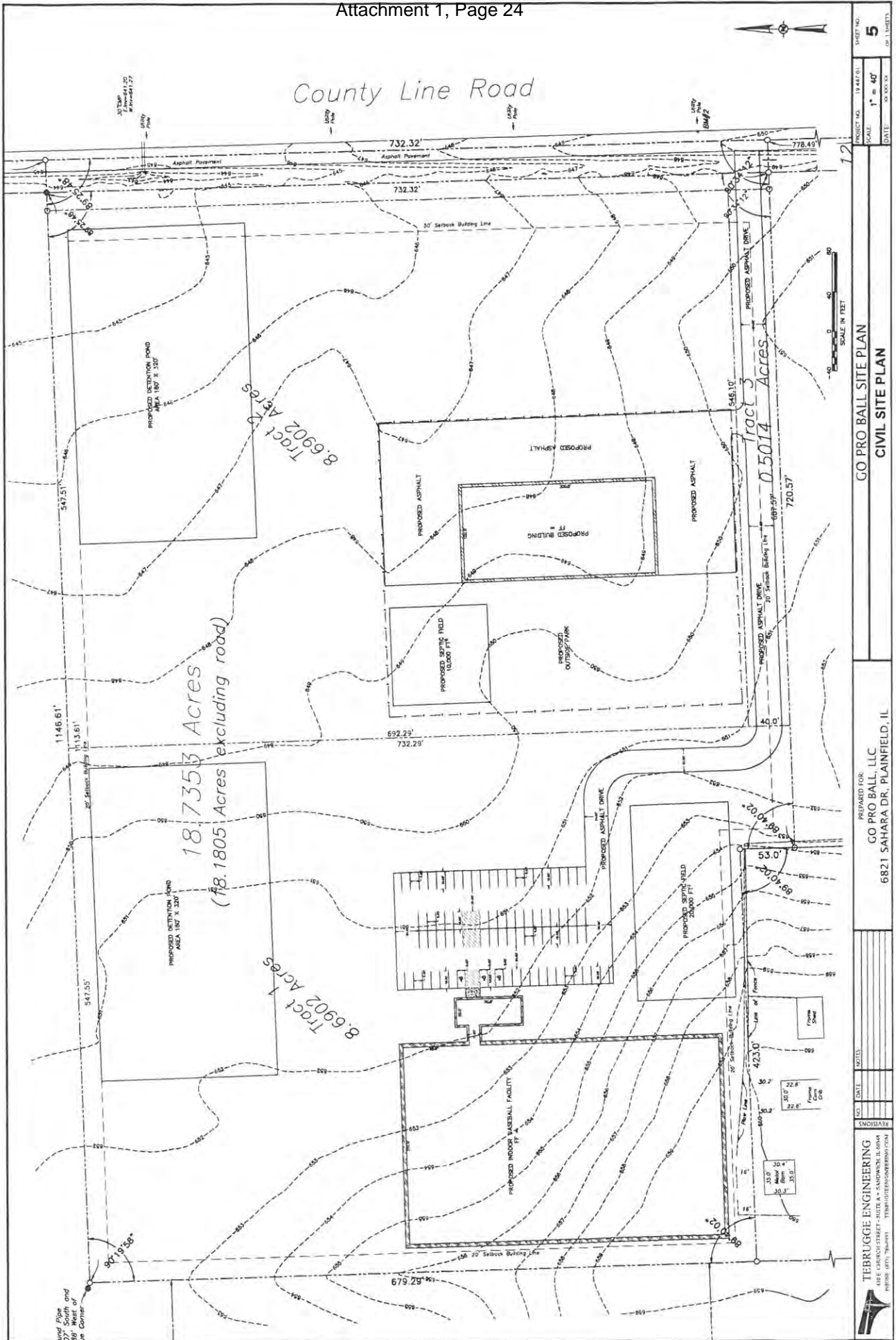
TOTAL PAID      \$ 127.81

Illinois Department of Natural Resources  
 One Natural Resources Way  
 Springfield, IL 62702  
 217-785-5500  
[dnr.ecocat@illinois.gov](mailto:dnr.ecocat@illinois.gov)









PROJECT NO. 19-487-01  
 SHEET NO. 5  
 SCALE: 1" = 40'  
 DATE: 05-05-20

GO PRO BALL SITE PLAN  
 CIVIL SITE PLAN

PREPARED FOR:  
 GO PRO BALL, LLC  
 6821 SAHARA DR., PLAINFIELD, IL

NO.	DATE	NOTES

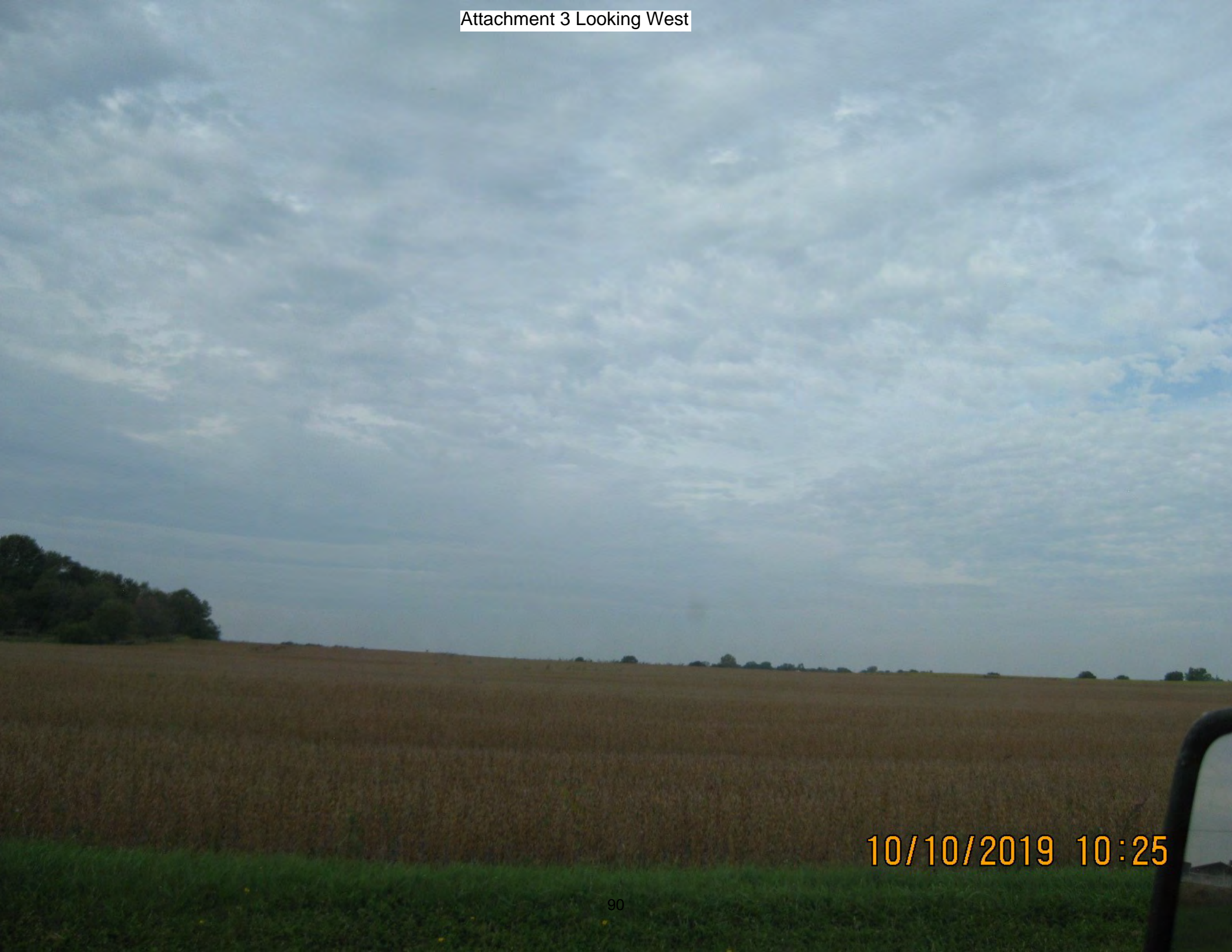
TEBRUGGE ENGINEERING  
 110 E CHURCH STREET - SUITE A • SANDOZVILLE, IL 61844  
 PHONE: 618/784-0001    TEBRUGGEENGINEERING.COM











10/10/2019 10:25





10/10/2019 10:25





10/10/2019 10:26





10/10/2019 10:26





10/10/2019 10:25

**Matt Asselmeier**

---

**From:** andrew doyle <adoyle@troyfpd.com>  
**Sent:** Thursday, October 10, 2019 1:29 PM  
**To:** Matt Asselmeier  
**Subject:** [External]RE: 195 Route 52 Question

Mr. Asselmeier,

Thank you for reaching out to our department regarding the rezoning change for 195 Route 52. We currently do not have any concerns regarding the proposed changes.

Thank you,  
Andy

*Andrew Doyle*

Andrew Doyle, Fire Chief  
Troy Fire Protection District  
700 Cottage St.  
Shorewood, IL 60404  
815-725-2149 Main Line  
815-651-2102 Direct Line  
815-725-0772 Fax Line  
815-791-0391 Cell Phone  
www.troyfirepd.com



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---

**From:** Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]  
**Sent:** Thursday, October 10, 2019 12:36 PM  
**To:** andrew doyle  
**Subject:** 195 Route 52 Question

Chief Doyle:

Kendall County received a request to change its Future Land Use Map for the northern portion of 195 Route 52 (PIN 09-13-200-002) from Public Institutional to Commercial. The property owner also wants to rezone the property from A-1 Agricultural to B-3 Highway Business District with a special use permit for indoor/outdoor storage and B-4 Commercial Recreation District to construct an indoor athletic facility.

Does the Troy Fire Protection District have any general concerns about this type of proposal?

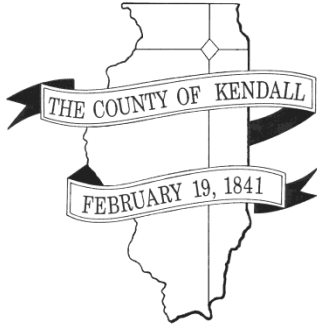
I am at the initial phase of reviewing this application and will send you more information as I proceed with my review.

Thanks,

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

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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 19-39**

**John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner)  
Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer)  
and James and Denise Maffeo (Prospective Buyer)  
Map Amendment Rezoning Property from A-1 to B-3 and Special  
Use Permit for Indoor and Outdoor Storage**

**INTRODUCTION**

Goprobball, LLC would like to purchase the subject property and sell the northeastern portion of the property to James and Denise Maffeo for indoor and outdoor storage. The site plan is included as Attachment 1, Pages 29.

The property owner, Hansel Ridge, LLC, would like to sell the northern eighteen point seven more or less (18.7 +/-) acres for the proposed athletic facility and for an indoor and outdoor storage facility.

The property owner has a separate petition (Petition 19-37) to change the Future Land Use Map's classification of this property in the Land Resource Management Plan from Public/Institutional to Commercial. A separate petition (Petition 19-38) has been filed to rezone the northwestern corner of the larger property from A-1 to B-4 for the athletic facility.

The property will be divided by a Plat Act Exemption split; no official subdivision will occur.

**SITE INFORMATION**

**PETITIONERS:** John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner), Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer), and James and Denise Maffeo (Prospective Buyer)

**ADDRESS:** Portion of the Northern 18.7 Acres of 195 Route 52

**LOCATION:** Northeast Corner of Route 52 and County Line Road





TOWNSHIP: Seward

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

LOT SIZE: 40 Acres (Total Existing Parcel) 8.69 +/- Acres (Proposed Rezoned and Special Use Area)

EXISTING LAND USE: Agricultural

ZONING: A-1 Agricultural District

LRMP: Future Land Use	Public Institutional (Petitioner is Requesting a Change to Commercial)
Roads	County Line Road is a Township Maintained Arterial Road.
Trails	None
Floodplain/Wetlands	None

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

APPLICABLE REGULATIONS: Section 13.07 – Map Amendment Procedures

Section 13.08 – Special Use Procedures

Section 9.04.C.16 (B-3 Special Uses) – Outdoor Storage Provided Such Storage is Screen from Adjacent and Surrounding Properties

Section 9.04.C.24 (B-3 Special Uses) – Self-Service Storage Facilities

**SURROUNDING LAND USE**

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

The aerial of the property is included as Attachment 2. Pictures of the property are included as Attachments 3-7.

The property owner is not requesting a change in the Future Land Use Map for the southern twenty-one more or less (21 +/-) acres of their property. Their property will remain classified as Public/Institutional on the Future Land Use Map.

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

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

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

#### **PHYSICAL DATA**

##### **ENDANGERED SPECIES REPORT**

EcoCAT Report submitted and consultation was terminated, see Attachment 1, Pages 21-23.

##### **NATURAL RESOURCES INVENTORY**

The application for NRI was submitted on September 26, 2019, see Attachment 1, Pages 17-18.

#### **ACTION SUMMARY**

##### **SEWARD TOWNSHIP**

Petition information was sent to Seward Township on October 25, 2019.

##### **VILLAGE OF SHOREWOOD**

Petition information was sent to the Village of Shorewood on October 25, 2019.

##### **TROY FIRE PROTECTION DISTRICT**

The Troy Fire Protection District has no objections to commercial uses as this location, see Attachment 8.

#### **GENERAL**

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

Goprobball, LLC plans to purchase the property from Hansel Ridge, LLC and then sell the northeastern corner of the property to Mr. and Mrs. Maffeo for the storage business.

#### **BUSINESS OPERATION**

According to the information provided to the County, Mr. and Mrs. Maffeo would like to construct one (1) sixty foot by forty-five foot by sixteen foot (60'X45'X16') metal storage and office building and twelve (12) two hundred foot by thirty foot (200'X30') metal storage warehouses. The office building will contain offices, restrooms, and inside storage for vehicles. The facility will be used for general storage uses; no illegal or flammable materials will be stored or distributed out of the facility. No other active businesses will be operated out of the storage facility. The renderings of the office building and other storage buildings are included as Attachment 1, Pages 33 and 34.

If approved, development of the site will occur in two phases. Phase I will commence in Summer 2020 and consists of the metal storage and office building, five (5) of the metal storage buildings, and the paved parking area. The five (5) buildings in the southern row will be constructed first. Phase II will commence in Spring 2023 and will consist of the remain metal storage buildings, the six foot (6') privacy fence, and dumpsters.

A two hundred forty-five foot by three hundred foot (245'X300') paved storage area was identified in the business plan. The outdoor storage area would be placed where the Phase II structures are planned. The outdoor storage area would be removed upon construction the Phase II structures.

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

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

### **BUILDING AND BUILDING CODES**

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

### **ENVIRONMENTAL HEALTH**

The proposed facilities would be served by well and septic.

Staff would like comments from the Kendall County Health Department regarding the proposed restroom facilities at the property and any other public health concerns.

### **STORMWATER**

The site plan shows a proposed one hundred twenty-five feet by four hundred seventy foot (125'X470') stormwater detention pond on the property. No information was provided regarding the depth of the pond. The pond is proposed to be landscaped, but no information regarding landscaping was provided.

The development will require a stormwater management permit.

Staff would like comments from WBK regarding any stormwater related concerns.

### **ROAD ACCESS**

The property fronts County Line Road.

Staff would like comments from the Kendall County Highway Department, Kendall County Sheriff's Department, and Seward Township regarding any concerns about having vehicles entering and leaving County Line Road at this location as well as increased traffic at this location.

### **PARKING AND INTERNAL TRAFFIC CIRCULATION**

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

While the Troy Fire Protection District previously submitted comments on this proposal, Staff would like to make sure that neither the Troy Fire Protection District nor the Kendall County Sheriff's Department have concerns regarding emergency equipment access the facility.

### **LIGHTING**

Based on the lighting plan submitted on Attachment 1, Page 30, there will be lights on all of the buildings and lights between buildings. The total number of lights on buildings appears to be sixty-three (63) with eleven (11) additional lights throughout the property. None of the lighting will leave the site.

### **SIGNAGE**

The Petitioners indicated that lit signage will be place near County Line Road. No specific location or size dimensions were provided.

### **SECURITY**

Access to the storage area will be through a gate with a key pad. No information was provided regarding the dimensions of the gate.

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

The proposal calls for six foot (6') privacy fence around the perimeter of the property. The Petitioners' Attorney indicated that the fence will be installed as part of Phase I.

### **LANDSCAPING**

The landscaping plan (Attachment 1, Page 29) calls for several canopy trees along the eastern and southern portions of the site. No information was provided regarding the trees.

**NOISE CONTROL**

Little noise is anticipated from the proposed operations.

**REFUSE PLAN**

Dumpsters will be provided onsite. No information was provided regarding the location of dumpsters.

**RELATION TO OTHER SPECIAL USES**

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

**RECOMMENDATION**

Before issuing a recommendation, Staff would like comments from ZPAC members, the Village of Shorewood, Seward Township, and Troy Fire Protection District.

**ATTACHMENTS**

1. Application Materials (Including the Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Aerial
3. Looking West
4. Looking East
5. Looking Southwest
6. Looking South
7. Looking Northwest
8. October 10, 2019, Troy Fire Protection District Email





**DEPARTMENT OF PLANNING, BUILDING & ZONING**

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

**APPLICATION**

PROJECT NAME Goprobball, LLC

FILE #: 19-39

<b>NAME OF APPLICANT</b> Goprobball, LLC		
<b>CURRENT LANDOWNER/NAME(s)</b> Hansel Ridge, LLC		
<b>SITE INFORMATION</b>	<b>SITE ADDRESS OR LOCATION</b>	<b>ASSESSOR'S ID NUMBER (PIN)</b>
ACRES 18.75	Vacant Land County Line Road	part of 09-13-200-002
<b>EXISTING LAND USE</b> row crops	<b>CURRENT ZONING</b> A-1	<b>LAND CLASSIFICATION ON LRMP</b> A-1
<b>REQUESTED ACTION (Check All That Apply):</b>		
<input checked="" type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>See attached</u> )	<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.)
AMENDMENT TO A SPECIAL USE: <input type="checkbox"/> Major; <input type="checkbox"/> Minor		
<b><sup>1</sup>PRIMARY CONTACT</b> Daniel J. Kramer	<b>PRIMARY CONTACT MAILING ADDRESS</b> 1107A S. Bridge Street, Yorkville, IL 60560	<b>PRIMARY CONTACT EMAIL</b> dkramer@dankramerlaw.com
<b>PRIMARY CONTACT PHONE #</b> 630-553-9500	<b>PRIMARY CONTACT FAX #</b> 630-553-5764	<b>PRIMARY CONTACT OTHER # (Cell, etc.)</b>
<b><sup>2</sup>ENGINEER CONTACT</b> John Tebrugge	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b> info@tebruggeengineering.com
<b>ENGINEER PHONE #</b> 815-786-0195	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
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.		
<b>SIGNATURE OF APPLICANT</b>		<b>DATE</b> 9-27-19.

FEE PAID: \$ 1905

CHECK #: 5351

<sup>1</sup>Primary Contact will receive all correspondence from County

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

Please fill out the following findings of fact to the best of your capabilities. § 13.07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

*Existing uses of property within the general area of the property in question.*

Both the Village of Shorewood and the City of Joliet have various residential and commercial uses along major intersections within the Mile and a Half Planning Jurisdiction in the area of the property. Further there is an intense agricultural grain warehouse to the south property on the south side of Route 52. The land to the west and north is agricultural land which would not be disturbed by our intended use.

*The Zoning classification of property within the general area of the property in question.*

A-1 Agricultural, Special Use for intense Agricultural Use, and a mixture of municipal residential and commercial not adjacent but in the general area

*The suitability of the property in question for the uses permitted under the existing zoning classification.*

The property is suitable for row crop agricultural as is indicated by farming on the site. The Kendall County Land Resource Management Plan called for the subject property to be used for school purposes, which intention has now been abandoned in that the School District sold the land to a private investor and has no intention of building a school.

*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 is basically stable with slow residential growth coming back after the market crash. The recreational indoor baseball facility and outdoor recreational uses blend well with the need for facilities that my client currently is experiencing in the Village of Shorewood. The facility would further provide active sports fields indoors for traveling teams for both baseball and softball that currently have to travel great distances to find suitable facilities for year round sports.

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.*

Having the recreational facility both indoor and outdoor is as consistent as one can come with the institutional school use which would have provided an indoor gym and athletic facilities as well as educational facilities. We believe the proposed use of the subject property by Petitioners comports to the change in ownership but intention of the use of the property by the Kendall County Land Resource Plan

Special Use Findings of Fact for B-3 Special Use Zoning

1. The proposed storage Special Use is set to the rear of the 8.6092 acres and is a good destination use for the rear portion of the proposed B-3 Zoning District Property. It will be totally fenced and provide a valuable service for the outlying residential users for the Village of Shorewood and the Joliet Area. It will be a totally secure facility.

It creates no adverse public health, safety or moral conflicts.

2. The proposed use is a good buffer to the baseball/recreational facility to the rear, and the combination street drive entrance promotes future arterial traffic on County Line Road with only one road cut. Adequate buffers in terms of fencing and landscaping to the east are provided. To the north there would be a detention facility which serves as a buffer. To the south there would some landscaping and again the street as the setback.
3. The proposed use is a very low utility user in that it will only need private septic and well for a small office. Electrical service will be provided to the facility along the private drive shared with the recreational sports facility to the west.
4. No variances of any kind are requested and the facility will be designed in totally compliance with Kendall County Zoning Requirements.
5. Given the fact that the Comprehensive Plan will be modified to accommodate both the storage use, the B-3 uses along the front of the property adjoining County Line Road and is complimentary to the sports facility in the back in that it will have very little in and out traffic and share the joint expense of the private roadway. We believe permitting business zoning in this area of County Line Road and Route 52 given the large elevator use to the southwest compliments the development in the area and would be a compliment to any residential use in the vicinity that would be developed in the future either at the Village of Shorewood's approval or by Kendall County Zoning.

B3 SPECIAL USE ZONING APPLICATION REQUIREMENTS  
FOR JAMES MOFFEO

1. Enclosed please find detailed Storage Facilities Site Plan.

The proposed drawing shows the entire intended buildout, which could involve the buildings being turned in an East/Westerly direction, but within the same footprint. The Applicant will construct the Office Building adjacent to the private roadway and one of the East/West Buildings first and then probably do in terms of phasing two buildings going in a North/South direction with the smaller units at the time.

The fencing around the entire facility will either be a solid fencing in conformity with the Kendall County fence standard not in excess of 6 ft. or will be a cyclone fence with slatted totally opaque materials contained therein. There will be a limited number of lights in the parking area, and battery packs on the building.

Parking for customer use including Handicapped at the small office building at the Southwestern end of the property is duly noted with three customer spaces and one handicap space. Appropriate drive distance aisles will be provided between buildings, but no permit parking shall be permitted thereon.

2. We are attaching a preliminary Landscape Plan.
3. We are attaching a preliminary Photometric Plan which shows Street lighting on the private roadway and in the Parking lot of the GoPro Baseball facility. On the Storage Facility we expect battery packed lighting on the buildings themselves.
4. Signage will be contained in a Signage Easement common to both properties with a permanent monument sign at the corner of the private roadway and Countyline Road. When we submit detailed Site Plan drawings we will have a Sign Easement for the permanent signage and will provide enough signage space for future business users along the B3 so that we only need one central sign for both filings. It is anticipated the sign will be lit because the baseball facility primarily operates during the months where we have shorter daylight times and we do need notice to customers where it is at to the rear of the property. There will be no fencing on the GoPro Facility.
5. Each business will have a refuse area and on the detailed Site Plan, we will show a fenced in trash containment area.  
  
Both business the Special Use and GoPro will anticipate starting business sometime in 2020 and commence construction so long as all Zoning is in place around mid 2020 or late Spring, 2020.
6. Attached is a Business Plan for the Storage Facility.
7. Attached is the B3 Special Use Findings for the Storage Facility.



8. Attached is a drawing of the main Office Building and indoor Storage Facility (1 building) for B3 Special Use. (Color rendering)
9. Attached is a drawing for Unit Building elevation B3 (color rendering) Storage Building, small units will be the same design.

LEGAL DESCRIPTION OF TRACT 1 (B-4 Zoning Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet for the point of beginning; thence continuing Westerly, parallel with said North Line, 547.55 feet to a line which is 1500.0 feet (normally distant) Easterly of the West Line of said Northeast Quarter; thence Southerly, parallel with said West Line, 679.29 feet; thence Easterly, parallel with said North Line, 423.0 feet; thence Southerly, parallel with said West Line, 53.0 feet to a line which is 1874.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 124.55 feet to a line drawn Southerly from the point of beginning, parallel with said West Line; thence Northerly, parallel with said West Line, 732.29 feet to the point of beginning in Seward Township, Kendall County, Illinois;

AND ALSO that Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 692.29 to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter feet for the point of beginning; thence Easterly, parallel with said North Line, 546.10 feet; thence Southerly at an angle of  $89^{\circ}33'03''$  measured counterclockwise from the last described course, 40.0 feet to a line which is 1874.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Westerly, parallel with said North Line, 546.02 feet to a line drawn Southerly from the point of beginning, parallel with the West Line of said Northeast Quarter; thence Northerly, parallel with said West Line, 40.0 feet to the point of beginning in Seward Township, Kendall County, Illinois.

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, 51.55 feet for the point of beginning; thence continuing Westerly, parallel with said North Line, 547.51 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 692.29 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, 546.10 feet; thence Northerly at an angle of  $90^{\circ}26'57''$  measured clockwise from the last described course, 692.32 feet to the point of beginning in Seward Township, Kendall County, Illinois.

The West Rear half (8.6902 acres) of the property from A-1 to B-4 Commercial Recreation

The East front half (8.6092 acres) of the property from A-1 to B-3 Highway Business District  
and Special Use for indoor/outdoor storage 9.0C.16 and 24

STATE OF ILLINOIS     )  
  )  
COUNTY OF KENDALL    )

CONSENT TO KENDALL COUNTY ZONING AND SPECIAL USE APPLICATION

NOW COMES HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, OWNER, who does hereby consent to the Kendall County Zoning and Special Use Application submitted by GOPROBALL, LLC AN ILLINOIS LIMITED LIABILITY COMPANY for B-4 Commercial Recreation and B-3 Business District and Special Use for Outdoor Storage.

OWNER  
HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY:

[Redacted Signature]

Authorized Representative

*[Handwritten Signature]*

[Redacted Title]

Dated: 9/27/19





**SPECIAL WARRANTY DEED**

201900000682

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

**PREPARED BY:**

John F. Dixon  
Law Offices of John F. Dixon, LLC  
1415 West 55<sup>th</sup> Street  
Suite 101  
Countryside, IL 60525  
Tel: (708) 352-1800  
Fax: (708) 352-1888

RECORDED: 1/17/2019 10:23 AM  
WD: 41.00 RHSPS FEE: 16.00  
STATE TAX: 385.00  
COUNTY TAX: 192.50  
PAGES: 6

COUNTY OF KENDALL *Jm*  
REAL ESTATE TRANSFER TAX  
\$ 192.50

(The Above Space For Recorder's Use Only)

**THE GRANTOR, D.W. Burke & Associates, LLC**, an Illinois limited liability company ("Grantee"), of the Village of Hinsdale, County of DuPage, State of Illinois, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **HANSEL RIDGE, L.L.C.**, an Illinois limited liability company, of the Village of Channahon, County of Grundy, State of Illinois ("Grantee"), the receipt of which is acknowledged, does grant, bargain, sell and convey, with covenant of Special Warranty to Grantee, all of Grantor's right, title and interest in and to the real property situated in the County of Kendall, in the State of Illinois, as legally described in **Exhibit A**, attached hereto and made a part hereof. This conveyance is with: (i) all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements and appurtenances, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easement and rights-of-way; (ii) all of Grantor's right, title and interest and to any and all improvements and buildings located on the Property; and (iii) all of Grantor's right, title and interest in any and all fixtures affixed or attached to, or situated on, or acquired or used in connection with the Property (the Property, together with the rights, appurtenances and interest, improvements, buildings, and fixtures being collectively called the Property). However, the conveyance is subject to those exceptions and encumbrances below.

**SUBJECT TO:** See Permitted Exceptions in Exhibit B attached hereto

**SUBSEQUENT TAX BILLS TO:**

Hansel Ridge, L.L.C.  
7502 E. Hansel Road  
Channahon, IL 60410

**AFTER RECORDING RETURN TO:**

Castle Law  
Attn: Theresa Dollinger  
822 129<sup>th</sup> Infantry Drive  
Suite 104  
Joliet, Illinois 60435

*C.T.I./CY*  
*18gn6190000682*  
*1022KB*



REAL ESTATE TRANSFER TAX
0038500
FP 326656

# 000017540

6

DATE: December 20, 2018

GRANTOR:

D.W. Burke & Associates, LLC,  
An Illinois limited liability company

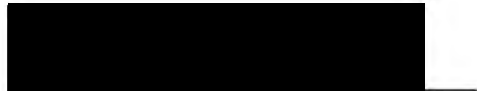


Donald W. Burke, Jr., Manager

STATE OF ILLINOIS     )  
  ) S.S.  
COUNTY OF COOK     )

I, a notary public in and for the county and state above, do certify that **DONALD W. BURKE, JR.**, as **MANAGER OF D.W. BURKE & ASSOCIATES, LLC**, an Illinois limited liability company, and being known to me to be the same person whose name is subscribed to the above instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes stated above.

GIVEN under my hand and official seal, this 20<sup>th</sup> day of December, 2018



Notary Public

**EXHIBIT A**

**LEGAL DESCRIPTION**

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH RIGHT OF WAY OF U.S. ROUTE 52, LYING EAST OF THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, ON THE EAST LINE OF SAID NORTHEAST 1/4, 1142.05 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 1152.42 FEET, TO THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, FOR THE TERMINUS OF SAID LINE, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE 52 PER DEDICATION RECORDED JANUARY 13, 1933 IN KENDALL COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 09-13-200-002

COMMONLY KNOWN AS: 195 US Highway 52, Minooka, IL 60447

Unofficial

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes that accrued, but not yet due and payable.
2. Rights, if any, of public and quasi-public utilities in the Land as disclosed by underground telephone lines, utility poles, gas main, and overhead electric lines as show on Survey number 404-1931-as prepared by Ruettiger, Toelli & Associates, Inc. dated September 20, 2004.
3. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
4. Rights of the public, the State of Illinois, County of Kendall and the municipality in and to that part of the Land, if any, taken or used for road purposes, including that portion thereof falling within the public highway known as Route 69 running along the Southerly line and Southeasterly corner of the Land as same was originally constituted by instrument of dedication recorded January 12, 1933 in Book 86 Deeds, Page 44.
5. Easement in favor of the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property with warning siren, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 81-4692, affecting the West Line of the Land.
6. No right of way dedication was found for County Line Road per the notes on the Plat of Survey Prepared by Ruettiger, Tonelli & Associates, Inc. dated September 20, 2004





*Debbie Gillette*

Kendall County Clerk & Recorder

STATE OF ILLINOIS

COUNTY OF KENDALL

Donald W. Burke, JR., being duly sworn on oath, states that affiant owns 195 US Highway 52, Minooka, IL 60447 And further states that: (please check the appropriate box)

- A.  That the attached deed is not in violation of 765 ILS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or
- B.  That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)
1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
  2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
  3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
  4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
  5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
  6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
  7. Conveyances made to correct descriptions in prior conveyances;
  8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
  9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
  10. The conveyance is of land described in the same manner as title was taken by grantor(s).

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

SUBSCRIBED AND SWORN BEFORE ME

This 21st day of December, 2018

[Redacted Signature]

Signature of Notary Public

D.W. Burke & Associates, LLC

By: Donald W. Burke, Jr., Manager

[Redacted Signature]

By: Kody L. Lake, Attorney-in-fact



Unofficial

KENDALL COUNTY  
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Hansel Ridge, LLC  
Address 7502 E Hansel Rd  
City Channahon State IL Zip 60410

2. Nature of Benefit Sought \_\_\_\_\_

3. Nature of Applicant: (Please check one)  
 Natural Person  
 Corporation  
 Land Trust/Trustee  
 Trust/Trustee  
 Partnership  
 Joint Venture

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

Limited Liability Company

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

NAME	ADDRESS	INTEREST
<u>John Dollinger</u>	[REDACTED]	<u>50% Member</u>
<u>Edward Dollinger</u>	[REDACTED]	<u>50% Member</u>

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

Theresa Dollinger, [REDACTED]

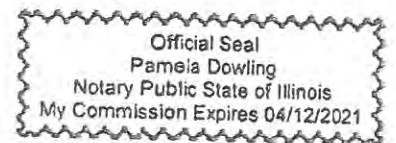
I, Theresa Dollinger, Attorney for Hansel Ridge LLC, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 27<sup>th</sup> day of September, A.D. 2019

(seal)

[REDACTED]

Notary Public



KENDALL COUNTY  
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Goprobball, LLC  
 Address 24317 W 143rd Street  
 City Plainfield State IL Zip 60544
2. Nature of Benefit Sought run baseball/soccer facility
3. Nature of Applicant: (Please check one)  
 Natural Person  
 Corporation/LLC  
 Land Trust/Trustee  
 Trust/Trustee  
 Partnership  
 Joint Venture

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

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

NAME	ADDRESS	INTEREST
<u>Jason Shelley</u>	[REDACTED]	<u>85%</u>
<u>James Maffeo</u>	[REDACTED]	<u>15%</u>

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

Jason Shelley [REDACTED] 9-26-19

I, Colleen Hanson VERIFICATION Manager, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 26th day of September, A.D. 2019

(seal)



[REDACTED]  
Notary Public



LAW OFFICES  
OF

***Daniel J. Kramer***

1107A SOUTH BRIDGE STREET  
YORKVILLE, ILLINOIS 60560  
(630) 553-9500  
Fax: (630) 553-5764

DANIEL J. KRAMER

KELLY A. HELLAND  
D.J. KRAMER

September 26, 2019

Kendall County SWCD  
Attn: Megan  
7775A Route 47  
Yorkville, IL 60560

Re: GoProball, LLC Zoning & Special Use Application

Dear Megan:

Enclosed please find KCSWCD Application for NRI Report and Zoning/Special Use Drawing. A check in the amount of \$627.00 made payable to the Kendall County SWCD. If you need any additional information please feel free to contact me.

Very truly yours,



Daniel J. Kramer  
Attorney at Law

DJK/cth

Enclosures



Kendall County Soil & Water Conservation District

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Goprobball, LLC
Address: [Redacted]
City, State, Zip: [Redacted]
Phone Number: [Redacted]
Email: [Redacted]
Contact Person: Attorney Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560
(630) 553-9500
dkramer@dankramerlaw.com

Please select: How would you like to receive a copy of the NRI Report? [ ] Email [ ] Mail

Site Location & Proposed Use

Township Name Seward Township 35 N, Range 8 E, Section(s) 13
Parcel Index Number(s) part of 09-13-200-002
Project or Subdivision Name Goprobball Number of Acres 18.75
Current Use of Site agricultural Proposed Use baseball & soccer fields
Proposed Number of Lots 2 Proposed Number of Structures 2
Proposed Water Supply well Proposed type of Wastewater Treatment septic
Proposed type of Storm Water Management detention pond

Type of Request

- [x] Change in Zoning from A-1 to See attached
[ ] Variance (Please describe fully on separate page)
[ ] Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: Kendall County Planning, Building, and Zoning

In addition to this completed application form, please including the following to ensure proper processing:

- [x] Plat of Survey/Site Plan - showing location, legal description and property measurements
[x] Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
[e] If available: topography map, field tile map, copy of soil boring and/or wetland studies
[e] NRI fee (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Table with 2 columns: Description, Amount. Rows: Fee for first five acres and under (\$ 375.00), 14 Additional Acres at \$18.00 each (\$ 252.00), Total NRI Fee (\$627.00)

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

[Redacted Signature] Petitioner or Authorized Agent Date 9-26-19

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI# \_\_\_\_\_ Date initially rec'd \_\_\_\_\_ Date all rec'd \_\_\_\_\_ Board Meeting \_\_\_\_\_
Fee Due \$ \_\_\_\_\_ Fee Paid \$ \_\_\_\_\_ Check # \_\_\_\_\_ Over/Under Payment \_\_\_\_\_ Refund Due \_\_\_\_\_

The West Rear half (8.6902 acres) of the property from A-1 to B-4 Commercial Recreation

The East front half (8.6092 acres) of the property from A-1 to B-3 Highway Business District and Special Use for indoor/outdoor storage 9.0C.16 and 24

GO PRO BASEBALL ACADEMY, INC

PAY TO THE ORDER OF

*Kindall County Treasurer*

DATE *9-26-19*

\$ *500.00*

DOLLARS

*Five hundred and no/100*

BMO Harris Bank  
BMO Harris Bank N.A.  
Chicago, Illinois

FOR

*Cong Apple*

[Redacted]

00000

GREEN SECURE LINK CHAIN AND GREEN DIAMOND DECAPICAN WHEN COPIED - HEAT SENSITIVE RED INK DISAPPEARS WHEN HEATED

GO PRO BASEBALL ACADEMY, INC

PAY TO THE ORDER OF

*KCSWCB*

DATE *9-26-19*

\$ *627.00*

DOLLARS

*Five hundred twenty seven and no/100*

BMO Harris Bank  
BMO Harris Bank N.A.  
Chicago, Illinois

FOR

*Spit and W/H*

[Redacted]

00000





*Applicant:* Goprobball, LLC  
*Contact:* Attorney Daniel J. Kramer  
*Address:* 1107A South Bridge St  
Yorkville, IL 60560

*IDNR Project Number:* 2003132  
*Date:* 09/25/2019

*Project:* GoProbball  
*Address:* County Line Road, Shorewood

*Description:* Indoor/Outdoor facility for baseball and soccer fields

### Natural Resource Review Results

#### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

**Consultation is terminated.** This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

*County:* Kendall

*Township, Range, Section:*  
35N, 8E, 13



#### **IL Department of Natural Resources**

##### **Contact**

Adam Rawe  
217-785-5500  
Division of Ecosystems & Environment

#### **Government Jurisdiction**

Kendall County Planning, Building, and Zoning  
Matt Asselmeier  
111 W Fox Street  
Yorkville, Illinois 60560

#### **Disclaimer**

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

IDNR Project Number: 2003132

### **Terms of Use**

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

### **Security**

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

### **Privacy**

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

IDNR Project Number: 2003132



<b>EcoCAT Receipt</b>	<b>Project Code</b> 2003132
-----------------------	-----------------------------

APPLICANT	DATE
-----------	------

Goprobball, LLC  
 Attorney Daniel J. Kramer  
 1107A South Bridge St  
 Yorkville, IL 60560

9/25/2019

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
-------------	-----	-----------------	------------

EcoCAT Consultation	\$ 125.00	\$ 2.81	\$ 127.81
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	TOTAL PAID	\$ 127.81
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Illinois Department of Natural Resources  
 One Natural Resources Way  
 Springfield, IL 62702  
 217-785-5500  
[dnr.ecocat@illinois.gov](mailto:dnr.ecocat@illinois.gov)

Maffeo Business Plan

10-08-19

Timeline

- Phase 1 Construction Spring - Summer 2020
- Phase 2 Construction Spring 2023

Plan

- Phase 1 60' x 45' x 16 ' Metal Building  
Office  
Restrooms  
Inside storage for recreational vehicles
  
- Phase 2 2 200' x 30' Metal Buildings  
Mini Storage Warehouse  
245' x 300' Paved outside Area  
4 200' x 30' Metal Storage Warehouse  
6 foot Privacy Fence Surrounding entire area  
Dumpsters Provided  
No lighting plan completed at this time

Employees

One employee /3-5 days per week

Hours

Outside Storage/ 24 hour access

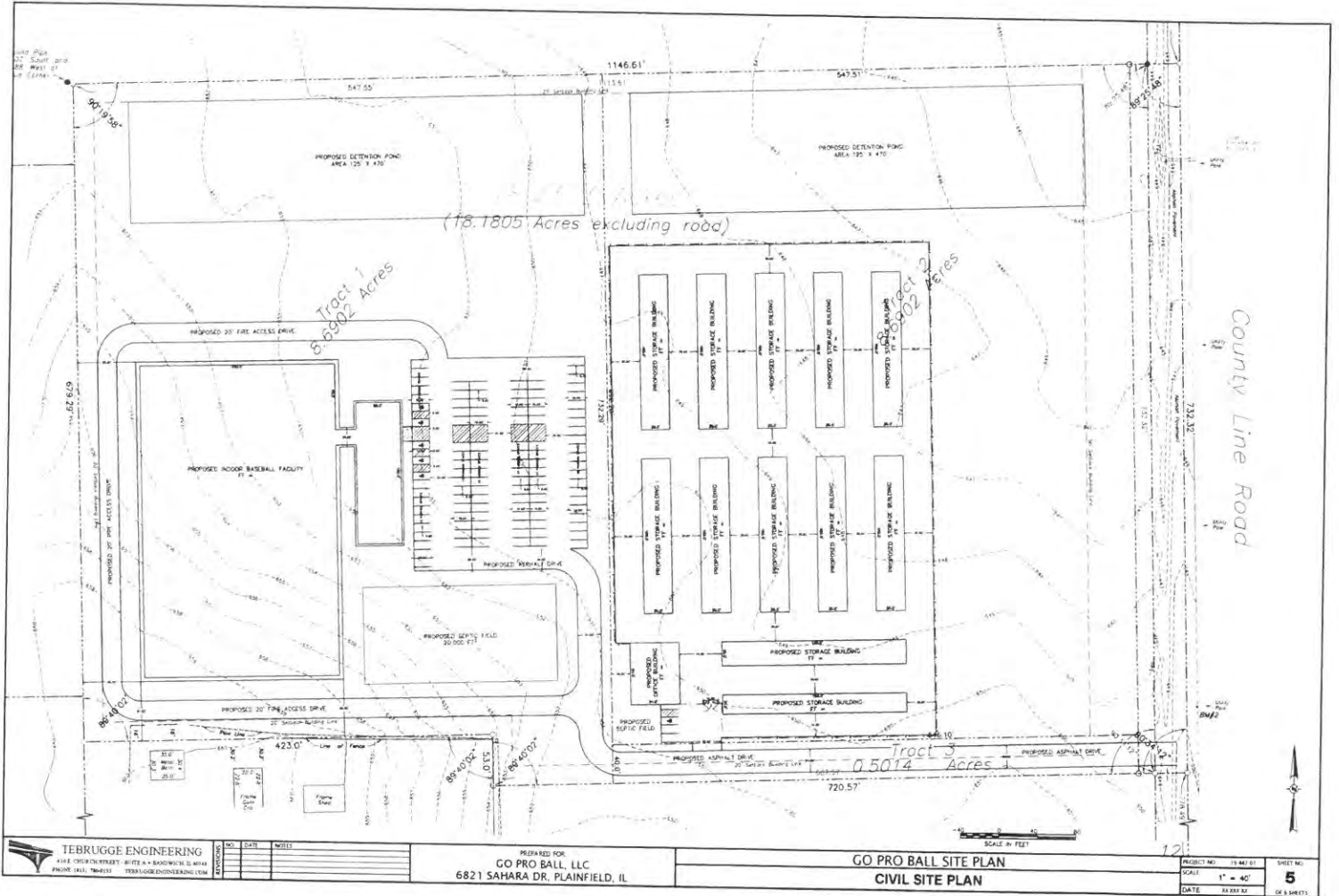
Mini Warehouses / 7 AM – 7 PM daily

Office building by appointment

Signage

Lighted sign for both buildings





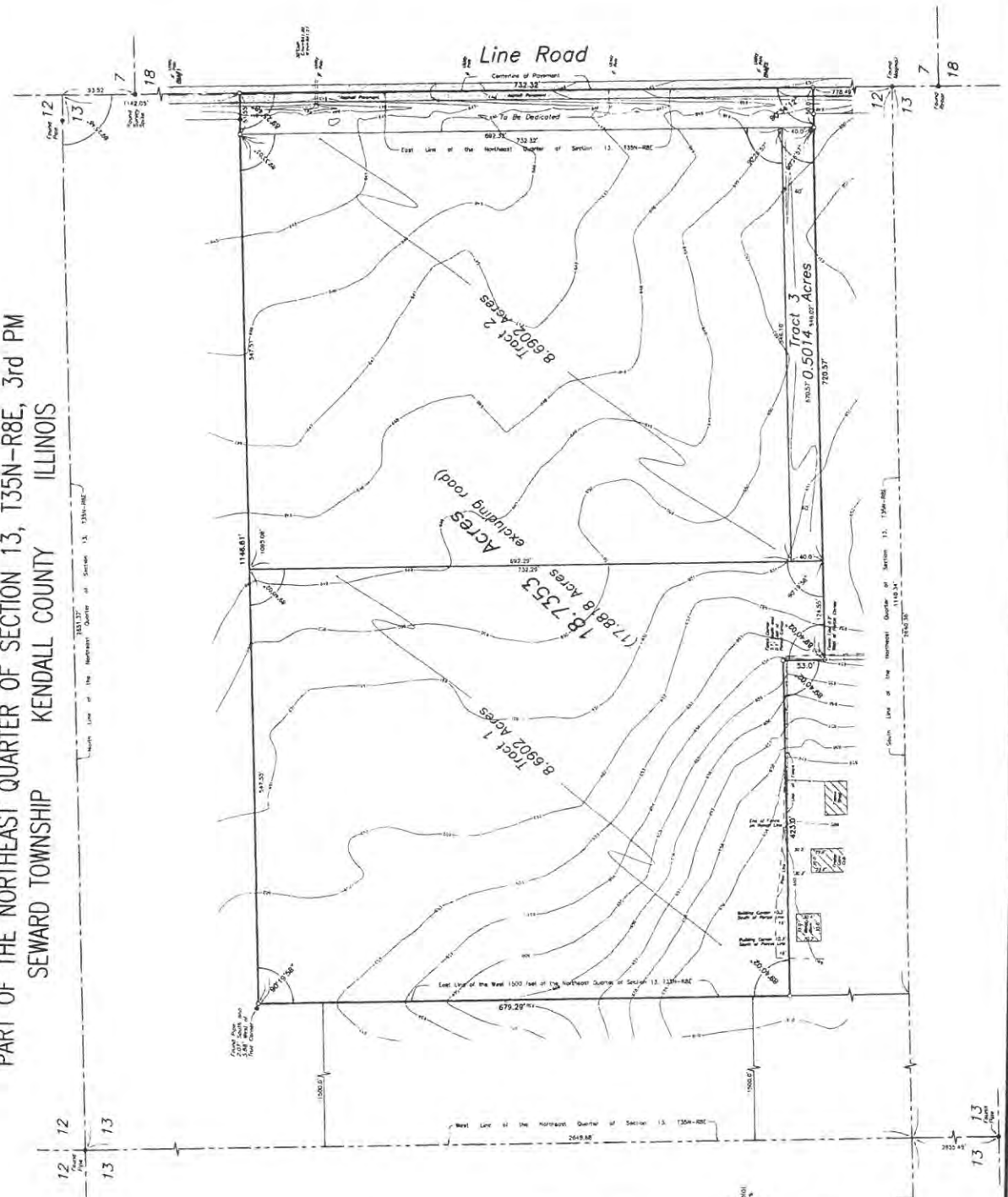
<p>TEBRUGGE ENGINEERING 411 E. CHICKEN COUNTRY, SUITE A • BARKWOOD, IL 60414 PHONE (815) 766-1111 • TEBRUGGEENGINEERING.COM</p>	NO.	DATE	NOTES	<p>PREPARED FOR <b>GO PRO BALL, LLC</b> 6821 SAHARA DR. PLAINFIELD, IL</p>	<p><b>GO PRO BALL SITE PLAN</b> <b>CIVIL SITE PLAN</b></p>	PROJECT NO.	19-043-01	SHEET NO.	<b>5</b>
	SCALE	1" = 40'	DATE			20-03-22	DATE	20-03-22	BY

11078 South Bridge Street  
Yorkville, Illinois 60560  
Telephone (630)553-1580

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

JOB NO.	19171
JOB NAME	CD PWD BULL
REVISION DATE	19171

PLAT OF SURVEY AND TOPOGRAPHY OF  
PART OF THE NORTHEAST QUARTER OF SECTION 13, T35N-R8E, 3rd PM  
SEWARD TOWNSHIP KENDALL COUNTY ILLINOIS



**LEGAL DESCRIPTION:**  
West Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East, 3rd Principal Meridian, Illinois as follows:  
Tract 1: 8.6902 Acres, more or less, being the West Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East, 3rd Principal Meridian, Illinois, as shown on the plat of Survey and Topography of the Northeast Quarter of Section 13, Township 35 North, Range 8 East, 3rd Principal Meridian, Illinois, recorded in the County Clerk's Office of Kendall County, Illinois, on August 14, 2019, at Page 114220.  
Tract 2: 8.6902 Acres, more or less, being the West Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East, 3rd Principal Meridian, Illinois, as shown on the plat of Survey and Topography of the Northeast Quarter of Section 13, Township 35 North, Range 8 East, 3rd Principal Meridian, Illinois, recorded in the County Clerk's Office of Kendall County, Illinois, on August 14, 2019, at Page 114220.  
Tract 3: 0.5014 Acres, more or less, being the West Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East, 3rd Principal Meridian, Illinois, as shown on the plat of Survey and Topography of the Northeast Quarter of Section 13, Township 35 North, Range 8 East, 3rd Principal Meridian, Illinois, recorded in the County Clerk's Office of Kendall County, Illinois, on August 14, 2019, at Page 114220.

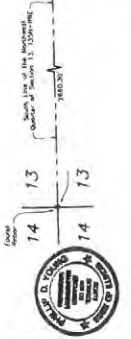


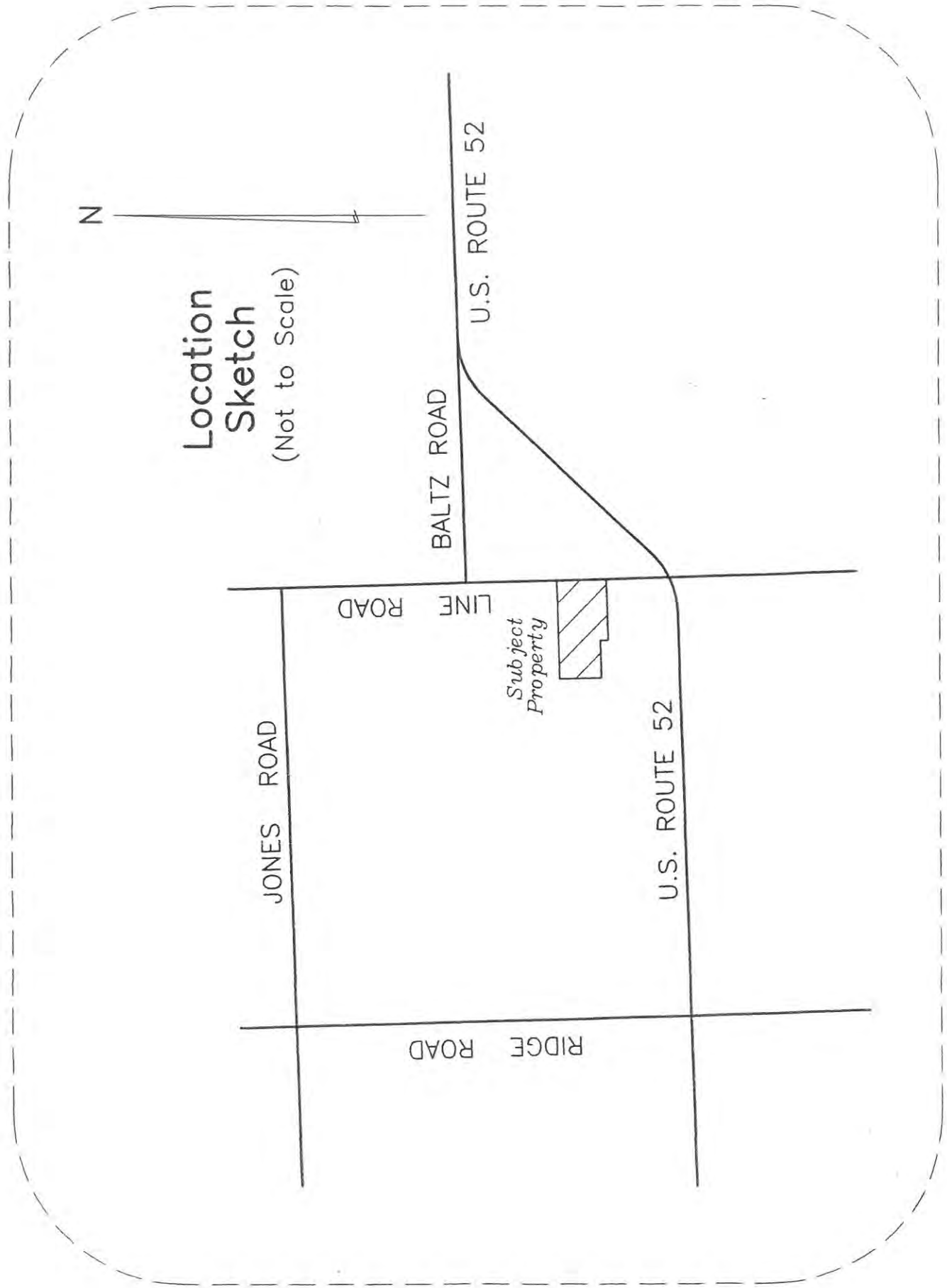
**BENCHMARKS:**  
--- NVD01929  
BM#1 - Metal in Pavement, West of Utility Pole 89 feet North of the Southeast Corner of the Subject Property. Elevation = 645.28  
BM#2 - Metal in Pavement, West of Utility Pole 72 feet North of the Southeast Corner of the Subject Property. Elevation = 645.19

**AREA TABLE**

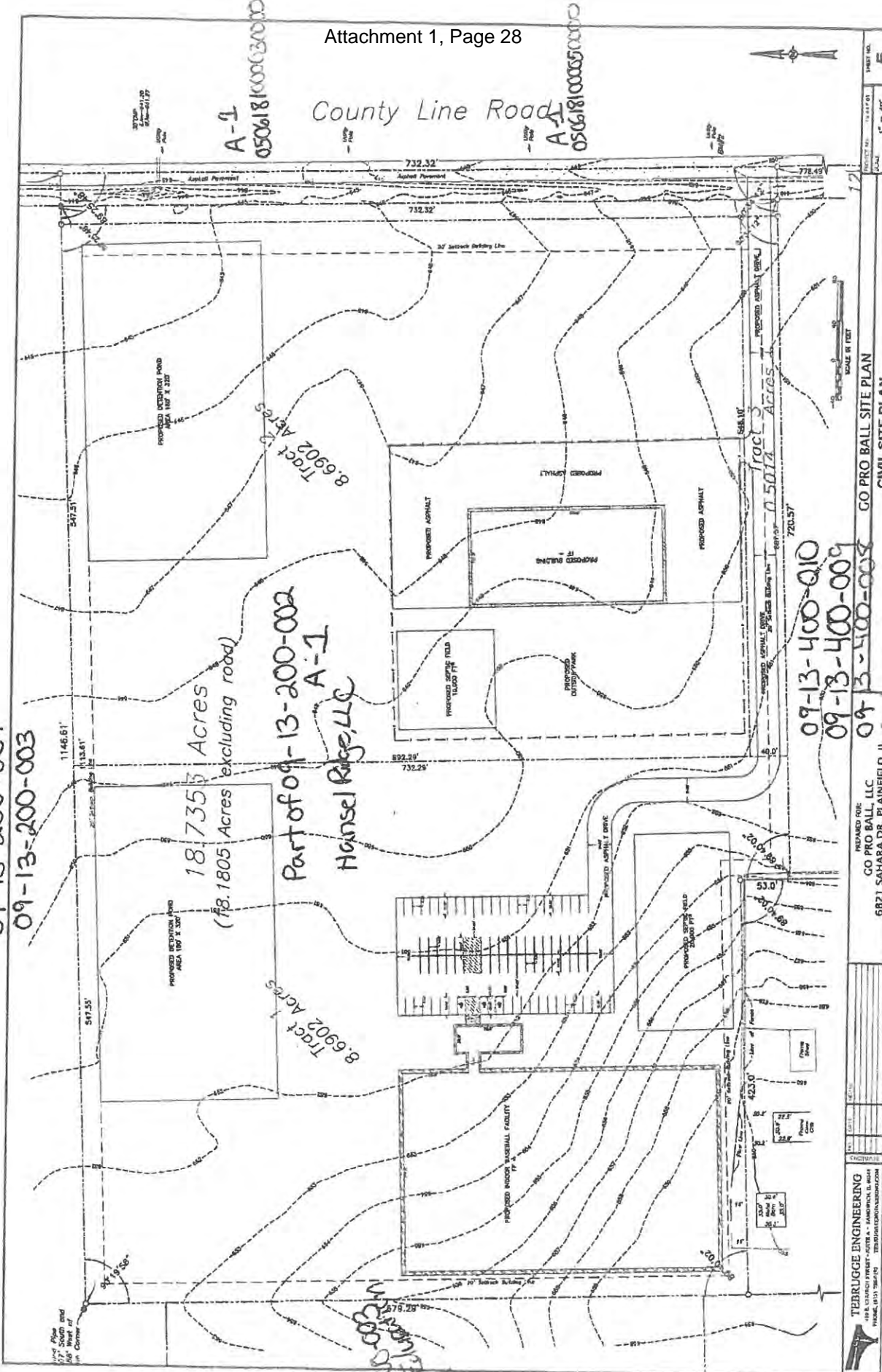
TRACT ONE	8.6902 Acres (378,514 sq. ft.)
TRACT TWO	8.6902 Acres (378,514 sq. ft.)
TRACT THREE	0.5014 Acres (217,947 sq. ft.)

State of Illinois } 55  
County of Kendall }  
I, Phillip D. Young, an Illinois Professional Land Surveyor and an Illinois Registered Professional Engineer, No. 1246, do hereby certify that I have personally surveyed and located the visible monuments as shown by the plat of Survey and Topography of the Northeast Quarter of Section 13, Township 35 North, Range 8 East, 3rd Principal Meridian, Illinois, recorded in the County Clerk's Office of Kendall County, Illinois, on August 14, 2019, at Page 114220, and that the same are in accordance with the current Illinois minimum standards for a boundary survey.  
Dated September 16, 2019 at Yorkville, Illinois  
Phillip D. Young  
Illinois Professional Land Surveyor No. 2078 (Expires 11/30/20)





A-1  
Board of Education Minooka, IL  
09-13-200-004  
09-13-200-003



18,735 Acres  
(78,1805 Acres excluding road)  
Part of 09-13-200-002  
A-1  
Hansel Ridge, LLC

09-13-400-010  
09-13-400-009  
09-13-400-008

PREPARED FOR:  
GO PRO BALL, LLC  
6821 SAHARA DR, PLAINFIELD, IL

GO PRO BALL SITE PLAN  
CIVIL SITE PLAN

SCALE IN FEET

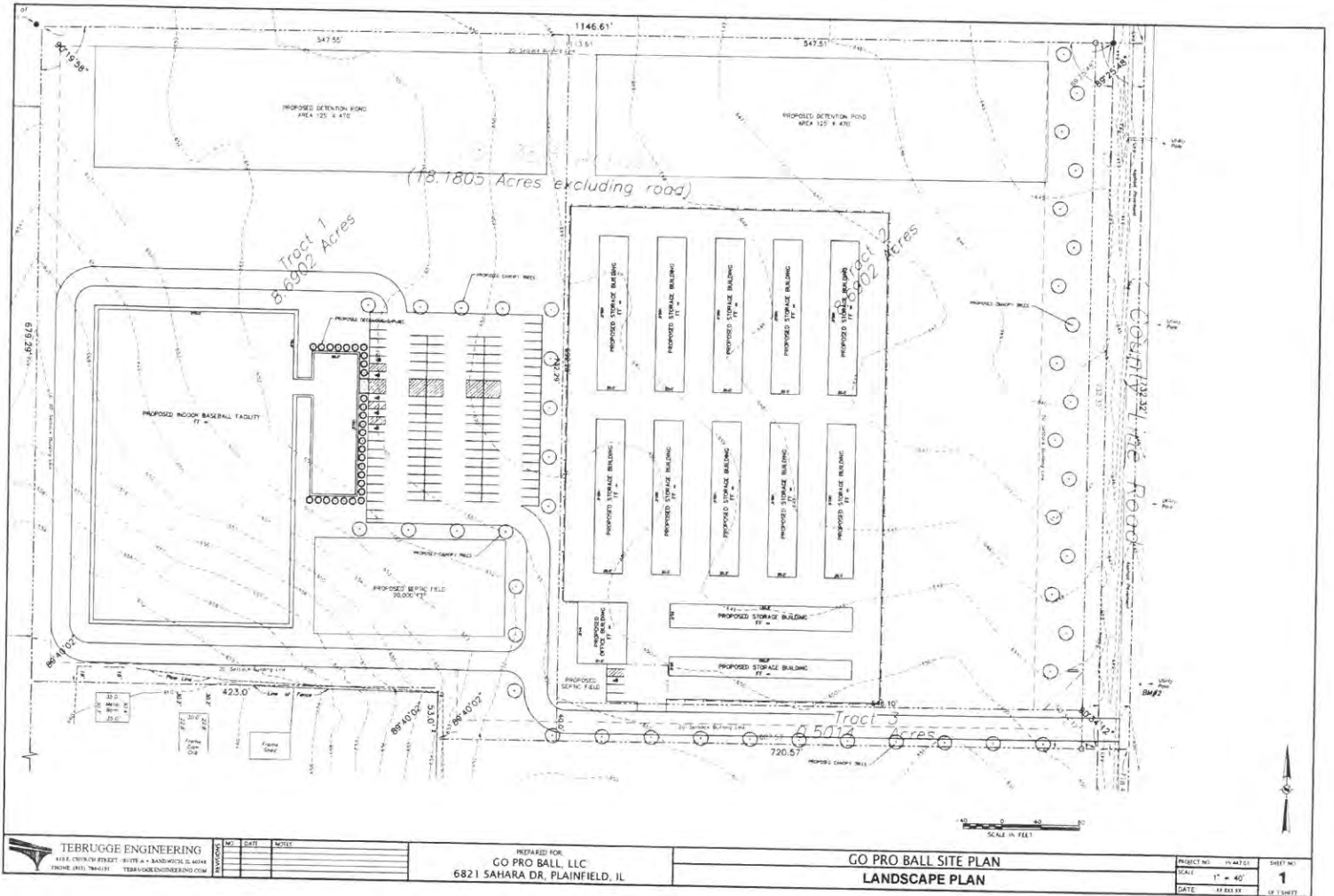
DATE: 09-13-2009  
PROJECT NO.: 09-13-200-003  
SHEET NO.: 5 OF 5 SHEETS

09-13-400-007  
Delong Co. Inc  
A-1

TERRIDGE ENGINEERING  
1111 W. 11th St. #100  
Moline, IL 61704  
PHONE: (314) 281-1111  
FAX: (314) 281-1112  
WWW.TERRIDGEENGINEERING.COM

A-1  
DT III  
Minooka  
Board of Education  
09-13-200-003  
129





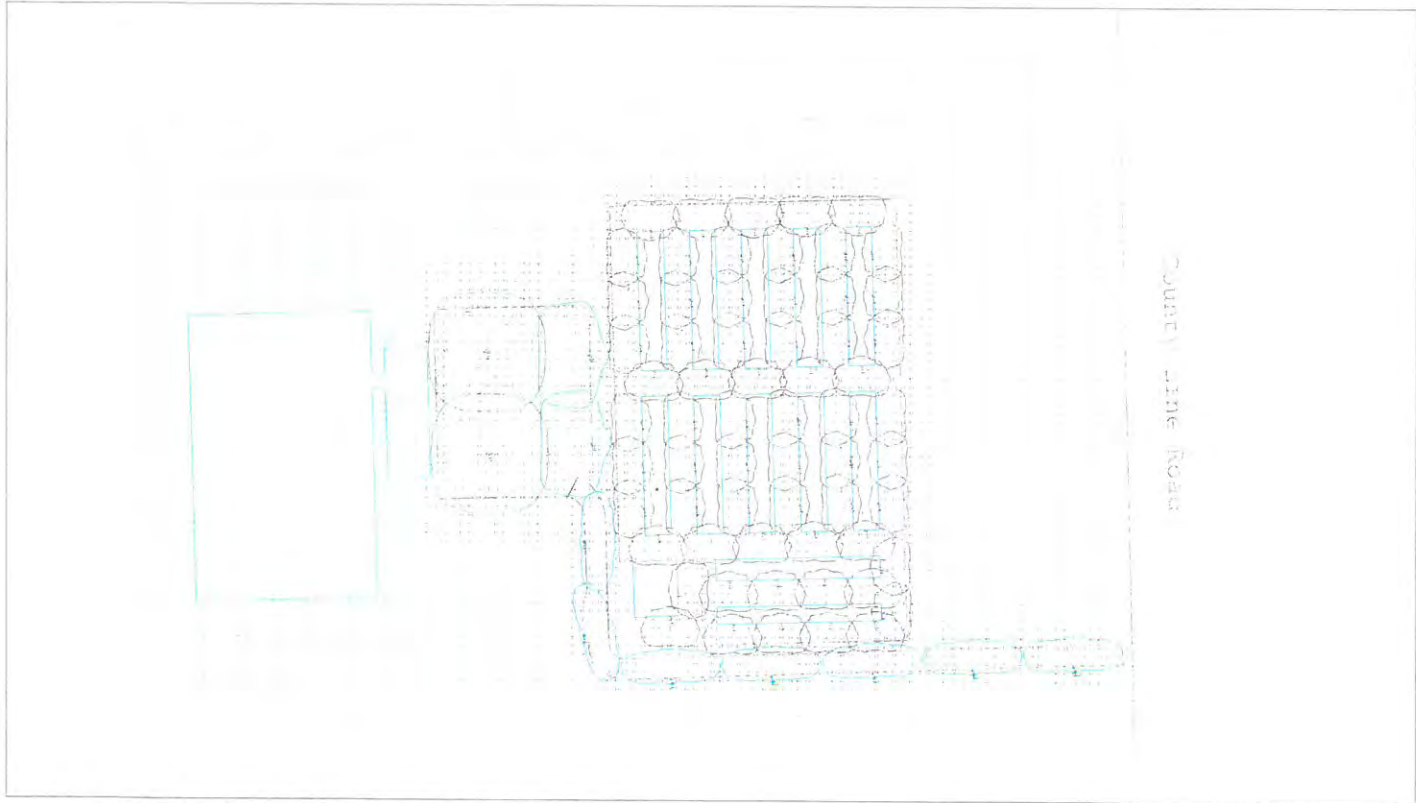
**TEBRUGGE ENGINEERING**  
 1414 S. CHRYSLER STREET SUITE 100 • BARKERSVILLE, IL 62424  
 PHONE: 618.734.1111 • TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES

PREPARED FOR:  
**GO PRO BALL, LLC**  
 6821 SAHARA DR. PLAINFIELD, IL

**GO PRO BALL SITE PLAN**  
**LANDSCAPE PLAN**

PROJECT NO.	14-047-01	SHEET NO.	1
SCALE	1" = 40'	DATE	11/03/12
DATE		11/03/12	



Luminaire Schedule: Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	Lum. Watts	Arr. Watts	LLF	Description	Manufacturer
FC	2	A1	RAP2-300L-165-4R7-4W	SINGLE	21486	21486	153.6	153.6	0.900	RAP2-300L-165-4R7-4W	HUBBELL OUTDOOR
FC	2	A2	RAP2-300L-165-4R7-5C/W	2 @ 180 DEGREES	21976	43952	153.6	307.2	0.900	RAP2-300L-165-4R7-5C/W	HUBBELL OUTDOOR
FC	7	A3	RAP-2-300L-110-4R7-3-B/C	SINGLE	9030	9030	105	105	0.900	RAP-2-300L-110-4R7-3-B/C	HUBBELL OUTDOOR
FC	63	B	LNC3-244K-105-4	SINGLE	7402	7402	82.8	82.8	0.900	LNC3-244K-105-4	HUBBELL OUTDOOR

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
PROPERTY PLAZA	Illuminance	fc	0.65	7.1	0.0	N/A	N/A	READINGS @ GRADE
ENTRY DRIVE	Illuminance	fc	2.18	3.7	0.5	4.36	7.40	READINGS @ GRADE
PARKING LOT	Illuminance	fc	2.88	6.3	0.5	5.16	13.60	READINGS @ GRADE
STORAGE AREA	Illuminance	fc	2.98	7.1	0.3	6.93	23.67	READINGS @ GRADE

FC-Enlighten is neither licensed nor insured to determine code compliance. Code compliance review by others.

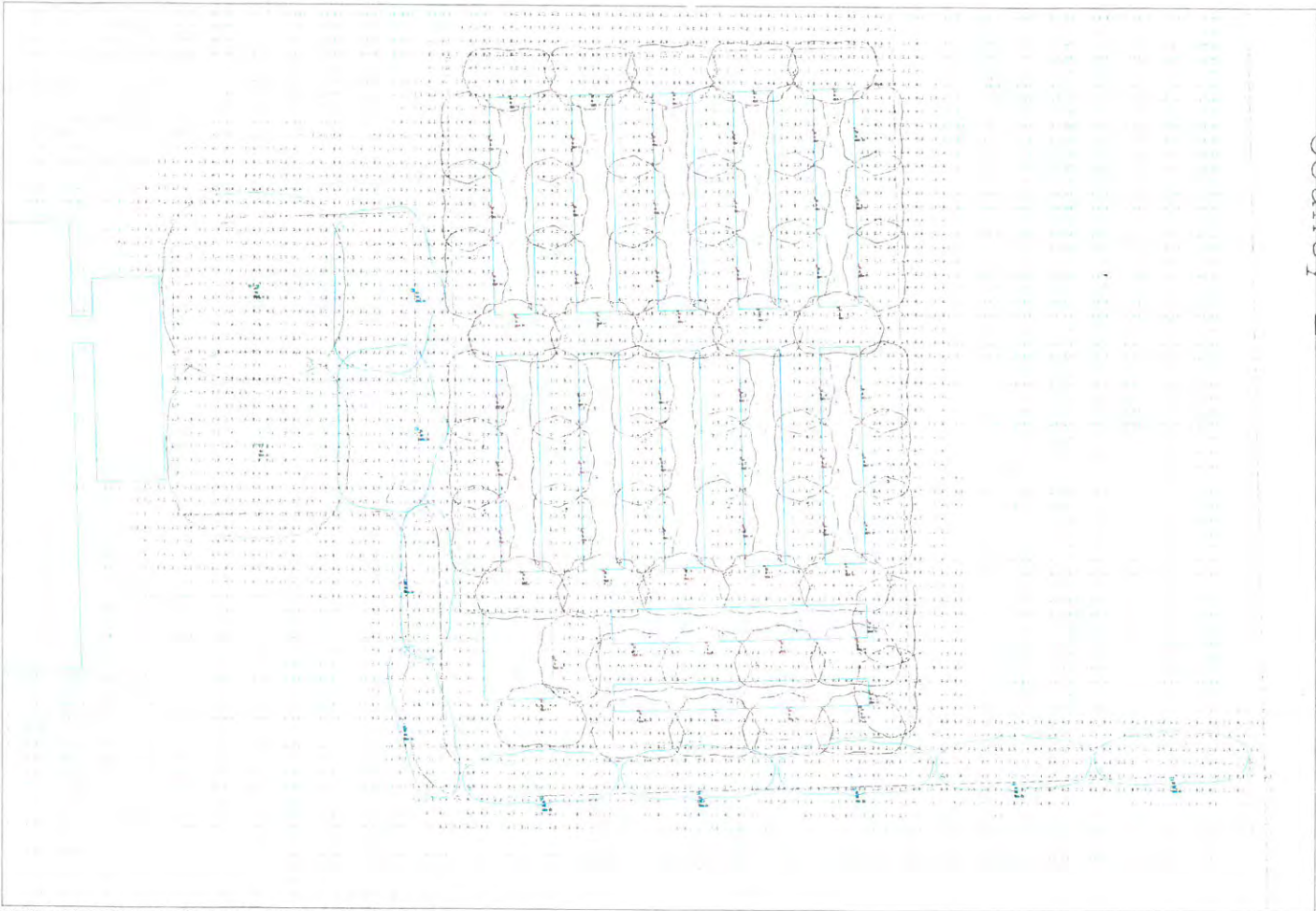
Foot-candle Design Guide	Base (for typical conditions)	Basic Enhanced Security (minimum level of protection)	Security	High Security
Minimum required foot-candle (measured on parking surface without the shading from any object)	2.0/2.2	3.0/3.1	3.0/3.0	3.0/3.0/3.0/3.0
Minimum required foot-candle (measured on parking surface with the shading from any object)	2.0/1	3.0/1	3.0/1	3.0/1
Minimum required foot-candle (measured on parking surface with the shading from any object) @ 10:00 AM	2.0/2.2	3.0/3.1	3.0/3.0	3.0/3.0/3.0/3.0



Revisions	
#	Comments

Drawn By: Joel Collins  
 Project Name: GO PRO BASEBALL SITE  
 Date: 01/18/2019  
 Scale: Not to Scale  
 Location: KENDALL CO. IL

Page 1 of 3



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

PG-Enlighten

PG

#	Date	Comment

Revisions

Drawn By: Janet Collins  
Drawn By: jcollins@pgenlighten.com  
Date: 07/18/2017  
Scale: 1" = 30'

Project Name:  
**GO PRO BASEBALL SITE**

Location:  
KENDALL CO. IL

Page 2 of 3

Luminaire	Tag (Qty)	Label	X	Y	Z	Orient	Dist
1	B (1)	LMC-3-24-4K-105-4	11072.476	11145.501	11	180	0
2	B (1)	LMC-3-24-4K-105-4	11072.476	11045.501	11	180	0
3	B (1)	LMC-3-24-4K-105-4	11007.455	11045.501	11	180	0
4	B (1)	LMC-3-24-4K-105-4	11064.45	11147.27	11	180	0
5	B (1)	LMC-3-24-4K-105-4	11085.899	11097.27	11	180	0
6	B (1)	LMC-3-24-4K-105-4	11061.459	11047.27	11	180	0
7	B (1)	LMC-3-24-4K-105-4	11144.454	11149.039	11	180	0
8	B (1)	LMC-3-24-4K-105-4	11145.873	11099.039	11	180	0
9	B (1)	LMC-3-24-4K-105-4	11141.403	11049.039	11	180	0
10	B (1)	LMC-3-24-4K-105-4	11204.298	11150.808	11	180	0
11	B (1)	LMC-3-24-4K-105-4	11205.847	11100.808	11	180	0
12	B (1)	LMC-3-24-4K-105-4	11203.277	11050.808	11	180	0
13	B (1)	LMC-3-24-4K-105-4	11264.372	11152.574	11	180	0
14	B (1)	LMC-3-24-4K-105-4	11265.921	11102.574	11	180	0
15	B (1)	LMC-3-24-4K-105-4	11261.351	11052.574	11	180	0
16	B (1)	LMC-3-24-4K-105-4	11018.875	11335.416	11	180	0
17	B (1)	LMC-3-24-4K-105-4	11020.374	11385.416	11	180	0
18	B (1)	LMC-3-24-4K-105-4	11021.854	11234.416	11	180	0
19	B (1)	LMC-3-24-4K-105-4	11078.849	11337.187	11	180	0
20	B (1)	LMC-3-24-4K-105-4	11080.298	11287.187	11	180	0
21	B (1)	LMC-3-24-4K-105-4	11061.808	11237.187	11	180	0
22	B (1)	LMC-3-24-4K-106-4	11138.823	11338.956	11	180	0
23	B (1)	LMC-3-24-4K-105-4	11180.272	11288.956	11	180	0
24	B (1)	LMC-3-24-4K-105-4	11181.822	11238.956	11	180	0
25	B (1)	LMC-3-24-4K-106-4	11198.726	11340.725	11	180	0
26	B (1)	LMC-3-24-4K-105-4	11200.245	11290.725	11	180	0
27	B (1)	LMC-3-24-4K-105-4	11201.725	11240.725	11	180	0
28	B (1)	LMC-3-24-4K-105-4	11188.77	11347.494	11	180	0
29	B (1)	LMC-3-24-4K-105-4	11260.212	11292.494	11	180	0
30	B (1)	LMC-3-24-4K-105-4	11261.762	11242.494	11	180	0
31	B (1)	LMC-3-24-4K-105-4	11289.637	11343.278	11	0	0
32	B (1)	LMC-3-24-4K-105-4	11291.086	11293.278	11	0	0
33	B (1)	LMC-3-24-4K-105-4	11282.616	11243.278	11	0	0
34	B (1)	LMC-3-24-4K-105-4	11295.238	11193.461	11	0	0
35	B (1)	LMC-3-24-4K-105-4	11296.687	11103.461	11	0	0
36	B (1)	LMC-3-24-4K-105-4	11298.217	11053.461	11	0	0
37	B (1)	LMC-3-24-4K-105-4	11243.76	11015.874	11	270	0
38	B (1)	LMC-3-24-4K-105-4	11103.734	11017.345	11	270	0
39	B (1)	LMC-3-24-4K-105-4	11163.708	11019.114	11	270	0
40	B (1)	LMC-3-24-4K-105-4	11224.682	11020.683	11	270	0
41	B (1)	LMC-3-24-4K-105-4	11283.654	11022.661	11	270	0
42	B (1)	LMC-3-24-4K-105-4	11338.147	11025.278	11	270	0
43	B (1)	LMC-3-24-4K-105-4	11378.711	11027.847	11	270	0
44	B (1)	LMC-3-24-4K-105-4	11158.065	11206.616	11	270	0
45	B (1)	LMC-3-24-4K-105-4	11218.049	11210.585	11	270	0
46	B (1)	LMC-3-24-4K-105-4	11278.043	11212.583	11	270	0
47	B (1)	LMC-3-24-4K-105-4	11293.416	11367.997	11	90	0
48	B (1)	LMC-3-24-4K-105-4	11213.384	11371.533	11	90	0
49	B (1)	LMC-3-24-4K-105-4	11033.443	11368.228	11	90	0
50	B (1)	LMC-3-24-4K-105-4	11153.36	11349.166	11	90	0
51	B (1)	LMC-3-24-4K-105-4	11273.336	11373.304	11	90	0
52	B (1)	LMC-3-24-4K-105-4	11647.082	10952.874	11	0	0
53	B (1)	LMC-3-24-4K-105-4	11067.894	10971.604	11	270	0
54	B (1)	LMC-3-24-4K-105-4	11125.312	10962.573	11	270	0
55	B (1)	LMC-3-24-4K-105-4	11272.312	10967.23	11	270	0
56	B (1)	LMC-3-24-4K-105-4	11245.312	10944.989	11	270	0
57	B (1)	LMC-3-24-4K-105-4	11180.312	10944.209	11	270	0
58	B (1)	LMC-3-24-4K-105-4	11129.226	10913.428	11	270	0
59	B (1)	LMC-3-24-4K-105-4	11293.375	10917.84	11	270	0
60	B (1)	LMC-3-24-4K-105-4	11241.375	10916.281	11	270	0
61	B (1)	LMC-3-24-4K-105-4	11158.375	10914.898	11	270	0
62	A3 (1)	RAP-3-300-110-4K-7-3-8C	11525.507	10844.248	20	92.022	0
63	A3 (1)	RAP-3-300-110-4K-7-3-8C	11408.564	10840.237	20	92.022	0
64	A3 (1)	RAP-3-300-110-4K-7-3-8C	11291.627	10835.967	20	92.022	0
65	A3 (1)	RAP-3-300-110-4K-7-3-8C	11174.689	10831.695	20	92.022	0
66	A3 (1)	RAP-3-300-110-4K-7-3-8C	11058.751	10848.03	20	92.022	0
67	A3 (1)	RAP-3-300-110-4K-7-3-8C	10957.141	10899.661	20	15	0
68	A3 (1)	RAP-3-300-110-4K-7-3-8C	10857.163	10846.474	20	0	0
69	A1 (1)	RAP-3-300-165-4K-7-4W	10845.072	11223.192	20	180	0
70	A1 (1)	RAP-3-300-165-4K-7-4W	10948.088	11121.083	20	180	0
71	A2 (2)	RAP2-370x165-4K-7-50W	10848.965	11128.648	20	0	0
72	A2 (2)	RAP2-370x165-4K-7-50W	10844.949	11225.597	20	0	0
73	B (1)	LMC-3-24-4K-105-4	11300.457	10981.014	11	0	0
74	B (1)	LMC-3-24-4K-105-4	11302.037	10928.538	11	0	0

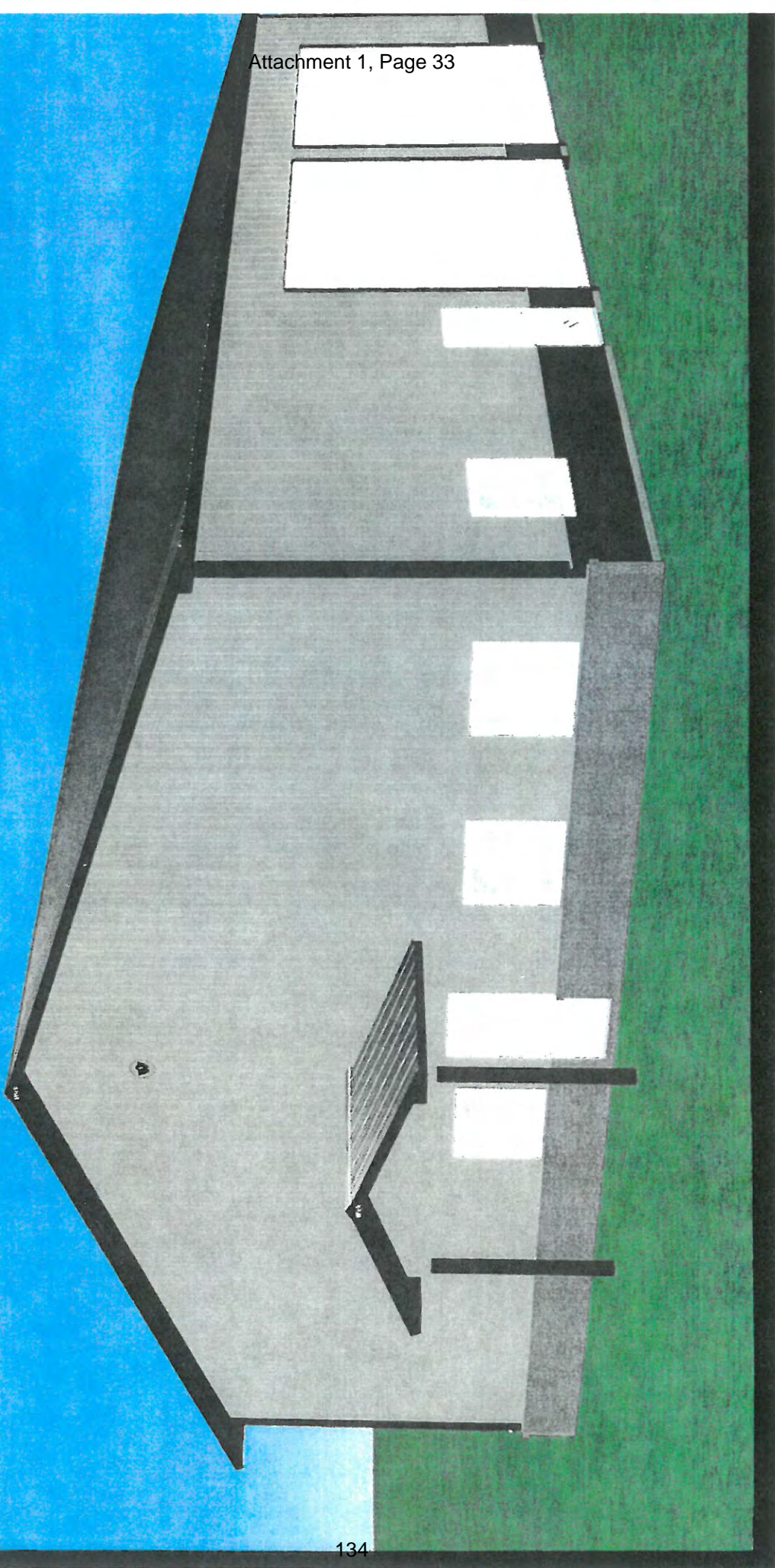
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enlighten  
**PG**  
Project Name: **GO PRO BASEBALL SITE**  
Location: **KENDALL CO, IL**  
Drawn By: **Paul Collins**  
Checked By: **Paul Collins**  
Date: **10/18/2011**  
Scale: **AS SHOWN**

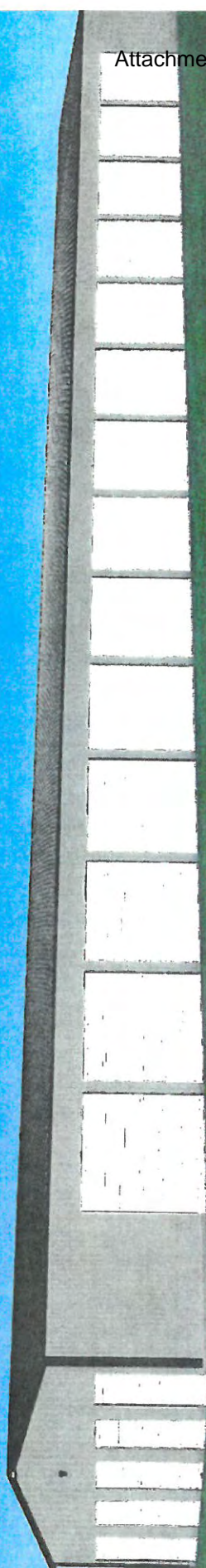
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Revisions





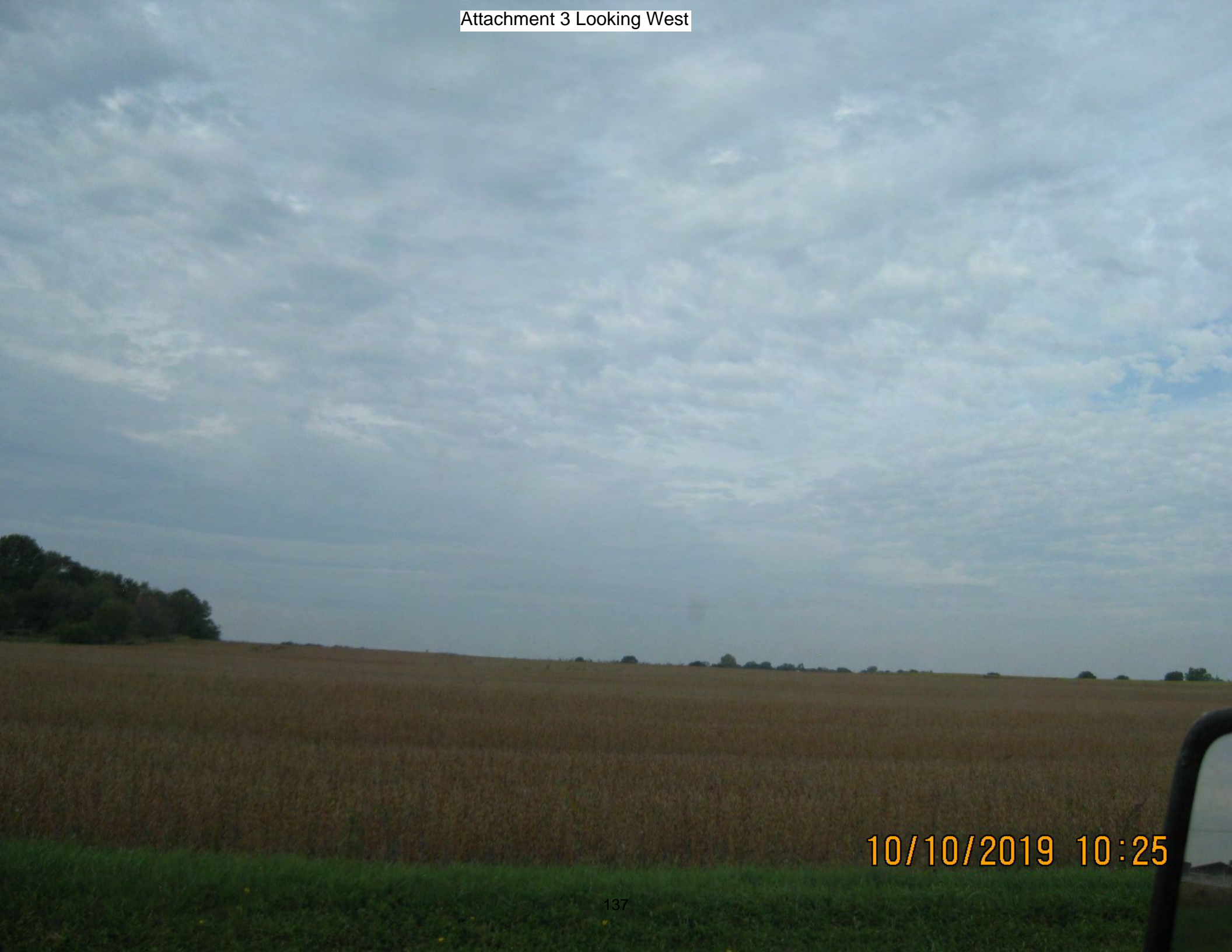












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10/10/2019 10:25





10/10/2019 10:26





10/10/2019 10:26





10/10/2019 10:25



**Matt Asselmeier**

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**From:** andrew doyle <adoyle@troyfpd.com>  
**Sent:** Thursday, October 10, 2019 1:29 PM  
**To:** Matt Asselmeier  
**Subject:** [External]RE: 195 Route 52 Question

Mr. Asselmeier,

Thank you for reaching out to our department regarding the rezoning change for 195 Route 52. We currently do not have any concerns regarding the proposed changes.

Thank you,  
Andy

*Andrew Doyle*

Andrew Doyle, Fire Chief  
Troy Fire Protection District  
700 Cottage St.  
Shorewood, IL 60404  
815-725-2149 Main Line  
815-651-2102 Direct Line  
815-725-0772 Fax Line  
815-791-0391 Cell Phone  
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**From:** Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]  
**Sent:** Thursday, October 10, 2019 12:36 PM  
**To:** andrew doyle  
**Subject:** 195 Route 52 Question

Chief Doyle:

Kendall County received a request to change its Future Land Use Map for the northern portion of 195 Route 52 (PIN 09-13-200-002) from Public Institutional to Commercial. The property owner also wants to rezone the property from A-1 Agricultural to B-3 Highway Business District with a special use permit for indoor/outdoor storage and B-4 Commercial Recreation District to construct an indoor athletic facility.

Does the Troy Fire Protection District have any general concerns about this type of proposal?

I am at the initial phase of reviewing this application and will send you more information as I proceed with my review.

Thanks,

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

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