

ORDINANCE NUMBER 2017-16

AMENDMENT TO THE SPECIAL USE PERMIT FOR THE PROPERTY AT
1317 ROUTE 31 IN OSWEGO TOWNSHIP

WHEREAS, the Kendall County Board granted a special use permit for the operation of a mini-warehouse on a portion of the property now known as 1317 Route 31 in Oswego Township by Ordinance 76-6 adopted on April 13, 1976; and

WHEREAS, the Kendall County Board granted a special use permit for the operation of an enclosed self-service storage facility and an outdoor storage facility at 1317 Route 31 in Oswego Township by Ordinance 2016-15 adopted on August 20, 2016; and

WHEREAS, Robert Schneider on behalf of Stor-Mor, Inc. has filed a petition for a major amendment to the special use permit for the purposes of constructing one (1) additional 1,650 square foot building, constructing one (1) additional 4,300 square foot building, reducing the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amending the landscaping plans by removing the proposed vegetation south of the proposed additional 4,300 square foot building; and

WHEREAS, the subject property is located within the B-2 General Business District consisting of approximately 6.0 acres located on the north side of Light Road west of Illinois Route 31, commonly known as 1317 Route 31 (PINs# 03-07-278-011, 03-07-278-010 and 03-07-278-009), in Oswego Township; and

WHEREAS, said property is legally described as:

Lot 3 and that part of Lot 2 of the Resubdivision of part of Lot 5, of Unit Two, Marina Terrace (except those parts described as follows):
commencing at the Southeast corner of Lot 5 in Unit Two, Marina Terrace; thence North 83 degrees, 39 minutes, 05 seconds West, along the Southerly line of Lot 5, 212.12 feet for a point of beginning; thence North 01 degree, 46 minutes, 00 seconds West, 272.52 feet; thence North 88 degrees, 14 minutes, 00 seconds, East 210.00 feet to a point on the East line of Lot 5; thence South 01 degree 46 minutes, 00 seconds East along said East line, 102.49 feet; thence South 88 degrees, 14 minutes, 00 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 00 seconds East, 171.48 feet to the Southerly line of Lot 5; thence North 83 degrees, 39 minutes 05 seconds West along said Southerly line, 10.10 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois and excepting that part of Lot 2 of the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, describe as follows: commencing at the Southwest corner of said Lot 2; thence South 83 degrees, 39 minutes, 05 seconds East along the most Southerly line of said lot, 389.46 feet for the point of beginning, thence North 01 degree, 46 minutes, 00 seconds West, 239.6 feet; thence North 88 degrees, 14 minutes, 00 seconds East 168 feet; thence North 01 degree, 46 minutes, 00 seconds West 24 feet; thence North 88 degrees, 14 minutes, 00 seconds East 245 feet to the most Easterly line of said lot; thence South 01 degree, 46 minutes, 00 seconds East along said Easterly line 20 feet; thence South 88 degrees, 14 minutes, 00 seconds West 210 feet; thence South 01 degree, 46 minutes, 00 seconds East 272.52 feet to a point on said Southerly line which is 10.10 feet West of the most Southerly Southeast corner thereof; thence North 83 degrees, 39 minutes, 05 seconds West along said Southerly line 205.09 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois and excepting that part of Lot 2, in the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, bounded by a line described as follows: beginning at the Northeast corner of Lot 1 (being also the most Northerly Northwest corner of said Lot 2), thence North 88 degrees, 14 minutes, 00 seconds East, along the North line of Lot 2, aforesaid, 230 feet to its most Northerly Northeast corner;

thence South 01 degree, 46 minutes, 00 seconds East, along the East line thereof; 255 feet, thence South 88 degrees, 14 minutes, 00 seconds West, 245 feet; thence North 01 degree, 46 minutes, 00 seconds West, 84 feet to a point in the South line of said Lot 1; thence North 88 degrees, 14 minutes, 00 seconds East, along said South line, 15 feet to the Southeast corner of said Lot 1; thence South 01 degree, 46 minutes, 00 seconds East, along the West line of Lot 6 Unit Two in said Marina Terrace, 69 feet to the Southwest corner of said Lot 6, thence North 88 degrees, 14 minutes, 00 seconds East, along the South line of said lot, 200 feet, to the Southeast corner thereof; thence North 01 degree, 46 minutes, 00 seconds West, along the East line of said Lot 6, a distance of 200 feet to its Northeast corner; thence South 88 degrees, 14 minutes, 00 seconds West along the North line of said lot, 200 feet to the Northwest corner thereof; thence North 01 degree, 46 minutes, 00 seconds West, along the East line of Lot 1, aforesaid, 40 feet to the place of beginning in Oswego Township, Kendall County, Illinois.

AND

Lot 1 of the resubdivision of part of lot 5 of Unit Two, Marina Terrace (Except that part falling in the following described property: Beginning at the Northeast corner of Lot 2 of said resubdivision; thence South 01 degree 45 minutes East along the Westerly right of way line of Illinois Route No. 31 a distance of 255.00 feet; thence South 88 degrees 14 minutes West 245 feet; thence North 01 degrees 46 minutes West 255 feet to the North line of said lot 5; thence North 88 degrees 14 minutes East along said North line 245.00 feet to the point of beginning in Oswego Township, Kendall County, Illinois.

WHEREAS, all special use procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on August 28, 2017; and

WHEREAS, the findings of fact were approved as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. True. The petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including fencing and appropriate landscape screening.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. True. Adequate landscaping screening will be provided to effectively screen the proposed use from adjacent residential properties. The only lighting being added to the property is security lighting on the structures and will comply with the provisions of Section 11.02.F.12 of the Zoning Ordinance to ensure adjacent properties are not impacted by any glare.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. No new access roads or points of ingress and egress are proposed. Approval of the Oswego Fire Protection District for access and sprinkler issues are two proposed restrictions to address this criteria.

That the special use shall in all other respects conform to the applicable regulations of the

district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The petition has provided a site plan that complies with the requirements for the proposed use.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use is consistent with the Land Resource Management Plan as amended in 2016 for this area.

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Special Use Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance.

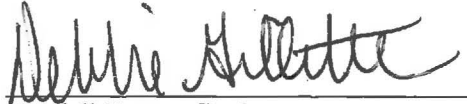
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of an amendment to the special use permit for the operation of an enclosed self-service storage facility and an outdoor storage facility in accordance to the submitted Site Plan and Landscaping Plan included as "Exhibit A" and "Exhibit B" respectively attached hereto and incorporated herein subject to the following conditions:

1. Ordinance 2016-15 is hereby repealed.
2. The special use provisions of Ordinance 76-6 for parcel 03-07-278-010 are hereby repealed. The property will remain zoned B-2.
3. The property will be developed in accordance with the site plan. The owner of the business allowed by this special use permit must install evergreen trees at minimum five feet (5') in height at the time of planting. The owner of the special use permit may substitute evergreens and spruce trees for hawthorn, crabapple and dogwood trees as shown on Exhibit B.
4. A building permit shall be secured prior to construction of the proposed storage buildings.
5. Prior to the issuance of a building permit, the Oswego Fire Protection District should approve that the dead end access drive will not require a turnaround for emergency vehicles.
6. Prior to the issuance of a building permit, the Oswego Fire Protection District should confirm whether or not the proposed structures require sprinklers.
7. A stormwater management permit shall be secured prior to the development of the property.
8. The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties as proposed by the applicant.
9. Office hours of operation shall be limited to 8:00 a.m. to 5:00 p.m. Mondays through Saturdays and gate hours of operation shall be limited to 7:00 a.m. to 7:00 p.m. every day.
10. No more than sixteen (16) vehicles may be stored on site at a time.
11. All vehicles stored on site shall be located within a designated stall.
12. All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance. The lighting installed on the 4,300 square foot building shall face north and the lighting installed on the 1,650 square foot building shall face east.

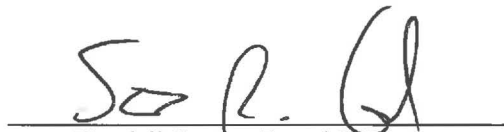
13. The business allowed by this special use permit shall follow all applicable Federal, State and Local laws related to the operation of this type of business.
14. Failure to comply with the above restrictions and conditions shall be interpreted as a violation of the Zoning Ordinance of Kendall County and could result in the revocation of the special use permit or other legal actions.
15. If one or more of the above conditions is declared invalid by a court of competent jurisdiction the remaining conditions shall remain valid.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 19th day of September, 2017.

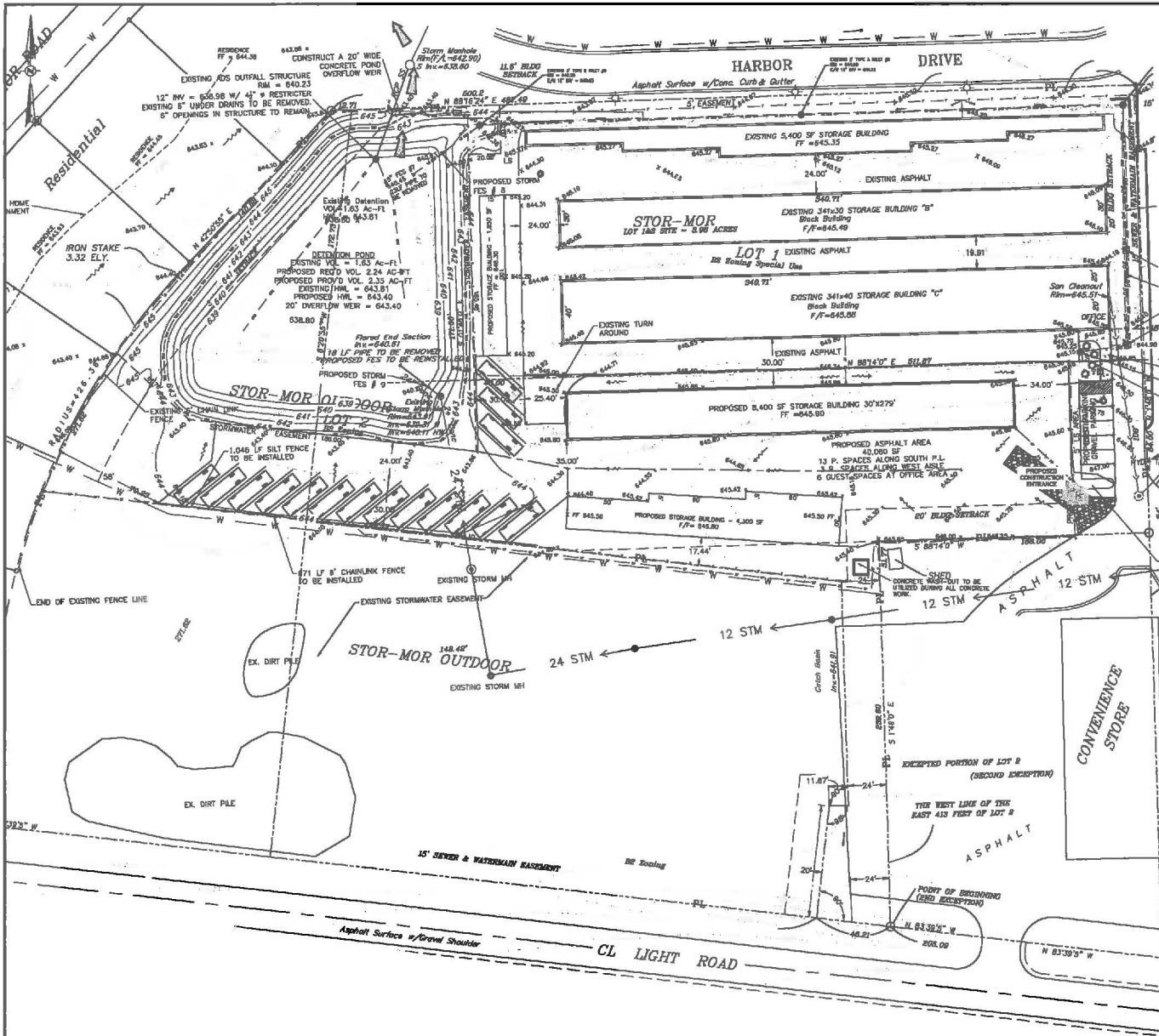
Attest:



Kendall County Clerk
Debbie Gillette



Kendall County Board Chairman
Scott R. Gryder



TYPICAL SOIL PROTECTION CHART

Methodology	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Temporary Sealing	B	B	A	A	A	A	A	A	A	A	A	A
Temporary Sealing	C	C	C	C	C	C	C	C	C	C	C	C
Temporary Sealing	F	F	F	F	F	F	F	F	F	F	F	F

- A - Temporary Sealing - 30 inches
- B - Temporary Sealing - 42 inches
- C - Temporary Sealing - 54 inches
- D - Temporary Sealing - 66 inches
- E - Temporary Sealing - 78 inches
- F - Temporary Sealing - 90 inches
- G - Temporary Sealing - 102 inches
- H - Temporary Sealing - 114 inches
- I - Temporary Sealing - 126 inches
- J - Temporary Sealing - 138 inches
- K - Temporary Sealing - 150 inches
- L - Temporary Sealing - 162 inches
- M - Temporary Sealing - 174 inches
- N - Temporary Sealing - 186 inches
- O - Temporary Sealing - 198 inches
- P - Temporary Sealing - 210 inches
- Q - Temporary Sealing - 222 inches
- R - Temporary Sealing - 234 inches
- S - Temporary Sealing - 246 inches
- T - Temporary Sealing - 258 inches
- U - Temporary Sealing - 270 inches
- V - Temporary Sealing - 282 inches
- W - Temporary Sealing - 294 inches
- X - Temporary Sealing - 306 inches
- Y - Temporary Sealing - 318 inches
- Z - Temporary Sealing - 330 inches

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 ERTS												
TEMPORARY CONTROL MEASURES												
PERMANENT CONTROL MEASURES												
STRIP & STOCKPILE TOPSOIL												
RECLAIM GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINAL SEEDING												
LANDSCAPING / SEED / FINAL STABILIZATION												

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

BEST MANAGEMENT PRACTICE NOTES

- SEE CONSTRUCTION EXIST DETAIL. THE CONSTRUCTION EXIST SHALL BE A MINIMUM OF 24" IN WIDTH AND 50' IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXIST PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIST MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIST 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 IPS PROTECTION UPON INSTALLATION OF THE GRATE. IPS OR IPS 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 2" SHEET OF PLYWOOD THAT EXTENDS 8" 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 BULK HEAD.
- PERMANENT EROSION CONTROL FABRIC M8 SC150 SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL NOTE ALL AREAS WHERE M8 SC150 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 BASH GRADERS ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.

STORMWATER OUTFLOW CONTRIBUTING/RECEIVING WATERS

FROM SITE - RELIEF OF DOWNSIDE DRAIN SEWER

TO ADJACENT WATERS - FIVE SEWER

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 DRAINAGE DETAILS.

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

ACREAGE SUMMARY

WORKS OF INTEREST (WIO) ROBERT SCHNEIDER 1011 NORTH WILSON STREET OSWEGO, IL 60543 PHONE: 708-431-1000

LANDOWNER: ROBERT SCHNEIDER

TOTAL SITE AREA	3.88 AC
TOTAL DISTURBED AREA	1.23 AC
PROPOSED IMPROVEMENT AREA	1.61 AC
LANDSCAPED AREA	1.68 AC
PROPOSED ON	10

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ABATEMENT SYSTEM (GNPDS) POINT (LOAD) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THE CERTIFICATION.

SCALE: 1" = 30'

DATE: 03.11.18

TEBRUGGE ENGINEERING
 410 EAST CROUCH ST. SUITE A - LAWRENCE, IL 62544
 PHONE: (618) 790-7100 EMAIL: INFO@TEBRUGGEENGINEERING.COM

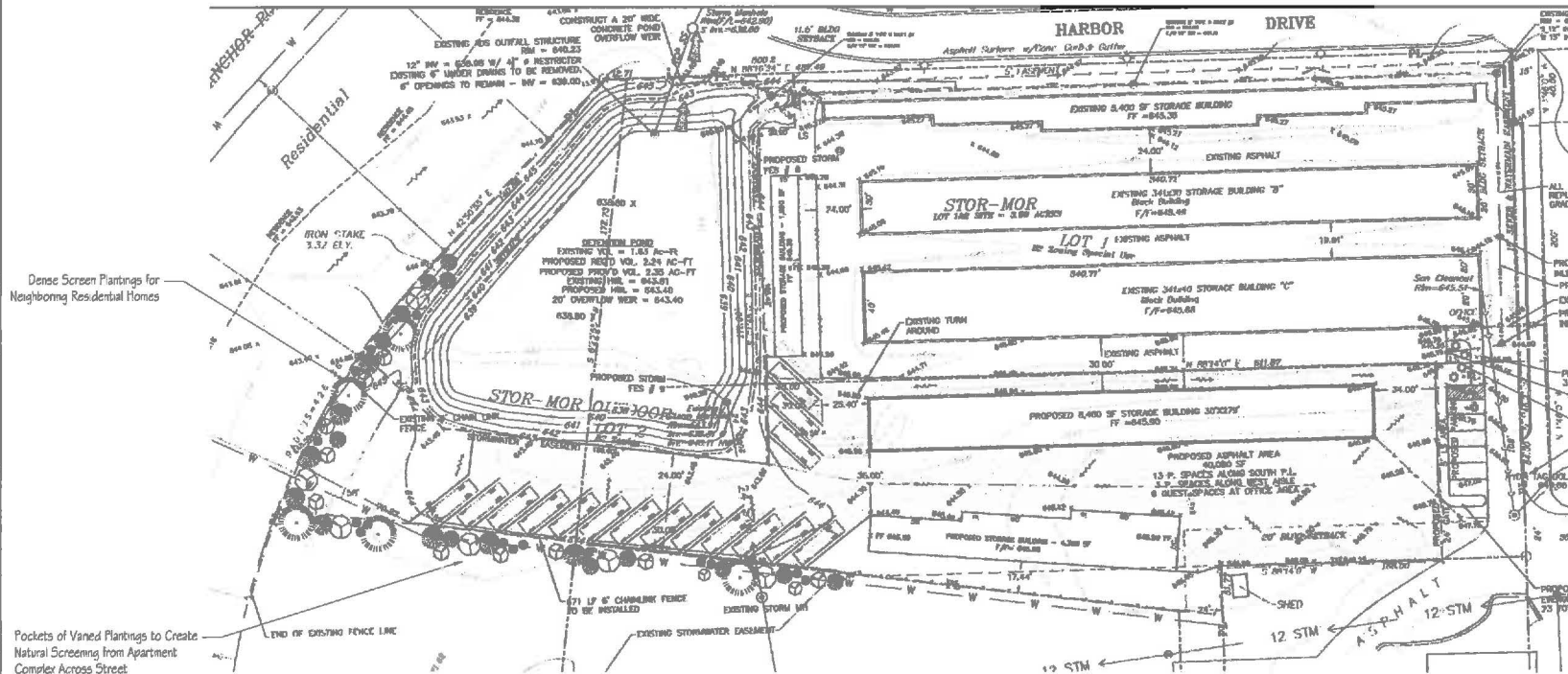
NO.	DATE	NOTES
1	3.14.17	ORIGINAL COUNTY RESUBMITTED ORIGINAL PLAN SET
2	3.14.17	ORIGINAL COUNTY REVIEW COMMENTS 2.3.17
3	3.14.17	ORIGINAL COUNTY REVIEW COMMENTS 2.3.17
4	3.14.17	ORIGINAL COUNTY REVIEW COMMENTS 2.3.17
5	3.14.17	REVISED FOUNDATION, ELEV. & GRADING - OWNER REQ.

PREPARED FOR:
STOR-MOR MINI STORAGE
 1317 ROUTE 31 OSWEGO, IL 60543

STOR-MOR MINI STORAGE SITE IMPROVEMENTS
STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO. 15 280 021
 SCALE: 1" = 30'
 DATE: 03.11.18

Sheet No. **3** OF 8 SHEETS



Dense Screen Plantings for Neighboring Residential Homes

Pockets of Varied Plantings to Create Natural Screening from Apartment Complex Across Street

PLANTING KEY

-  Large Evergreen Tree - Austrian and/or White Pine - 50'-80' tall 20'-40' wide
-  Large Ornamental Tree - Hawthorn, Crabapple, Dogwood - 15'-30' tall 15'-25' wide
-  Large Evergreen Tree - Blue and Green Spruces - 20-40 tall 15'-30' wide
-  Medium-Large Deciduous Shrub - Witchhazel, Dogwood, Viburnums, Hydrangea - 6'-12' tall 8'-15' wide
-  Small-Medium Evergreen Shrub - Arborvitae, Yews, Junipers - 4'-12' tall 4'-10' wide

sholor near oswego 2017 07 21 revised parking plantings

STOR-MOR MINI STORAGE
1317 STATE ROUTE 31, OSWEGO, ILLINOIS



Job # _____
Scale: 1" = 30'-0"
Date: 8/24/16
Rev: _____