

ORDINANCE NUMBER 2016 - 15

GRANTING SPECIAL USE FOR THE PROPERTY AT  
1317 ROUTE 31 IN OSWEGO TOWNSHIP

WHEREAS, Robert Schneider on behalf of Star-Mor, Inc. has filed a petition for a Special Use within the B-2 General Business District for a 3.1-acre property located on the north side of Light Road west of Illinois Route 31, commonly known as 1317 Route 31 (PIN# 03-07-278-011), in Oswego Township; and

WHEREAS, said property is legally described as:

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.

WHEREAS, said property was recently rezoned to B-2 General Business; and

WHEREAS, said petition is to obtain a B-2 Special Use Permit to operate an enclosed self-service storage facility and an outdoor storage facility; and

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 29, 2016; 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. The petitioner has submitted stormwater detention plans for review for approval of a stormwater management permit. The Oswego Fire Protection District has begun to review the site plan.*

*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 petitioners have provided a site plan that complies with the requirements for the proposed use including parking.*

*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 proposed change to the LRMP to include commercial in the 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 a 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 included as "Exhibit A" attached hereto and incorporated herein subject to the following conditions:

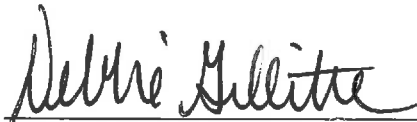
1. The property will be developed in accordance with the site plan.
2. A building permit shall be secured prior to construction of the proposed storage building.
3. A stormwater management permit shall be secured prior to the development of the property.
4. The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties consistent with the attached landscape plan ("Exhibit B").
5. Office hours of operation shall be limited to 8:00am to 5:00pm and gate hours of operation shall be limited to 7:00am to 7:00pm.
6. No more than twenty-nine (29) vehicles may be stored on site at a time.
7. All vehicles stored on site shall be located within a designated stall.
8. All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 20<sup>th</sup> day of August, 2016.

  
\_\_\_\_\_  
John A. Shaw  
Kendall County Board Chairman

Attest:

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

# PLAT OF SURVEY OF

That part of Lot 2 of the subdivision of part of Lot 5 of Unit Two, Maroon Terrace (except those parts described as follows): commencing at the Southeast corner of the Southeast corner of Lot 5; Unit Two, Maroon Terrace; thence North 83 degrees, 39 minutes, 05 seconds West, along the Southern line of Lot 5, 212.12 feet to a point of beginning; thence North 01 degree, 46 minutes, 0 seconds East along East Line, 102.49 feet; thence South 88 degrees, 14 minutes, 0 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 05 seconds East, 10.10 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois.

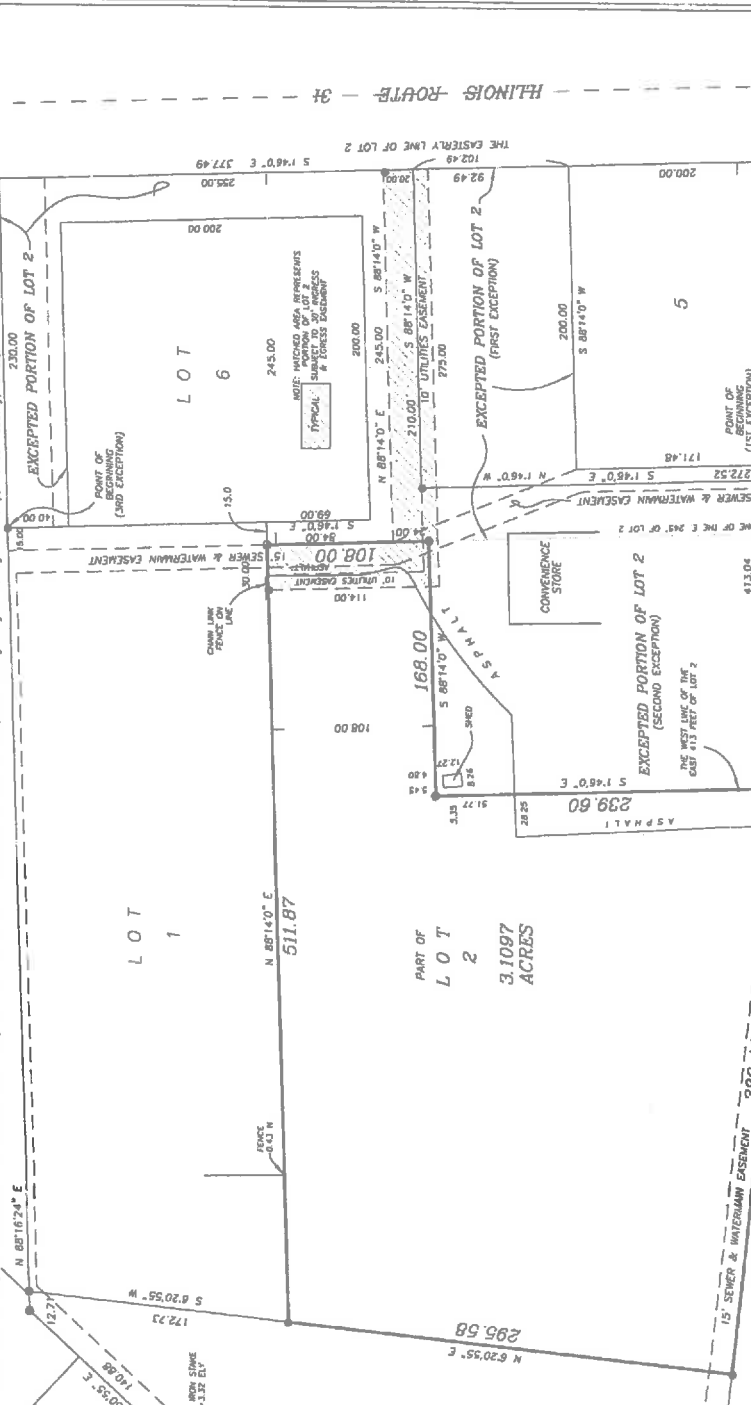
That part of Lot 1 of the subdivision of part of Lot 5 of Unit Two, Maroon Terrace (except those parts described as follows): commencing at the Southeast corner of the Southeast corner of Lot 5; Unit Two, Maroon Terrace; thence North 83 degrees, 39 minutes, 05 seconds West, along the Southern line of Lot 5, 212.12 feet to a point of beginning; thence North 01 degree, 46 minutes, 0 seconds East along East Line, 102.49 feet; thence South 88 degrees, 14 minutes, 0 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 05 seconds East, 10.10 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois.

That part of Lot 2 of the subdivision of part of Lot 5 of Unit Two, Maroon Terrace (except those parts described as follows): commencing at the Southeast corner of the Southeast corner of Lot 5; Unit Two, Maroon Terrace; thence North 83 degrees, 39 minutes, 05 seconds West, along the Southern line of Lot 5, 212.12 feet to a point of beginning; thence North 01 degree, 46 minutes, 0 seconds East along East Line, 102.49 feet; thence South 88 degrees, 14 minutes, 0 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 05 seconds East, 10.10 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois.

That part of Lot 3 of the subdivision of part of Lot 5 of Unit Two, Maroon Terrace (except those parts described as follows): commencing at the Southeast corner of the Southeast corner of Lot 5; Unit Two, Maroon Terrace; thence North 83 degrees, 39 minutes, 05 seconds West, along the Southern line of Lot 5, 212.12 feet to a point of beginning; thence North 01 degree, 46 minutes, 0 seconds East along East Line, 102.49 feet; thence South 88 degrees, 14 minutes, 0 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 05 seconds East, 10.10 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois.

That part of Lot 4 of the subdivision of part of Lot 5 of Unit Two, Maroon Terrace (except those parts described as follows): commencing at the Southeast corner of the Southeast corner of Lot 5; Unit Two, Maroon Terrace; thence North 83 degrees, 39 minutes, 05 seconds West, along the Southern line of Lot 5, 212.12 feet to a point of beginning; thence North 01 degree, 46 minutes, 0 seconds East along East Line, 102.49 feet; thence South 88 degrees, 14 minutes, 0 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 05 seconds East, 10.10 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois.

That part of Lot 5 of the subdivision of part of Lot 5 of Unit Two, Maroon Terrace (except those parts described as follows): commencing at the Southeast corner of the Southeast corner of Lot 5; Unit Two, Maroon Terrace; thence North 83 degrees, 39 minutes, 05 seconds West, along the Southern line of Lot 5, 212.12 feet to a point of beginning; thence North 01 degree, 46 minutes, 0 seconds East along East Line, 102.49 feet; thence South 88 degrees, 14 minutes, 0 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 05 seconds East, 10.10 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois.



STATE OF ILLINOIS }  
 COUNTY OF KENDALL } S.  
 THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF A BOUNDARY SURVEY. THIS SEAL EXPIRES JULY 31, 2015.

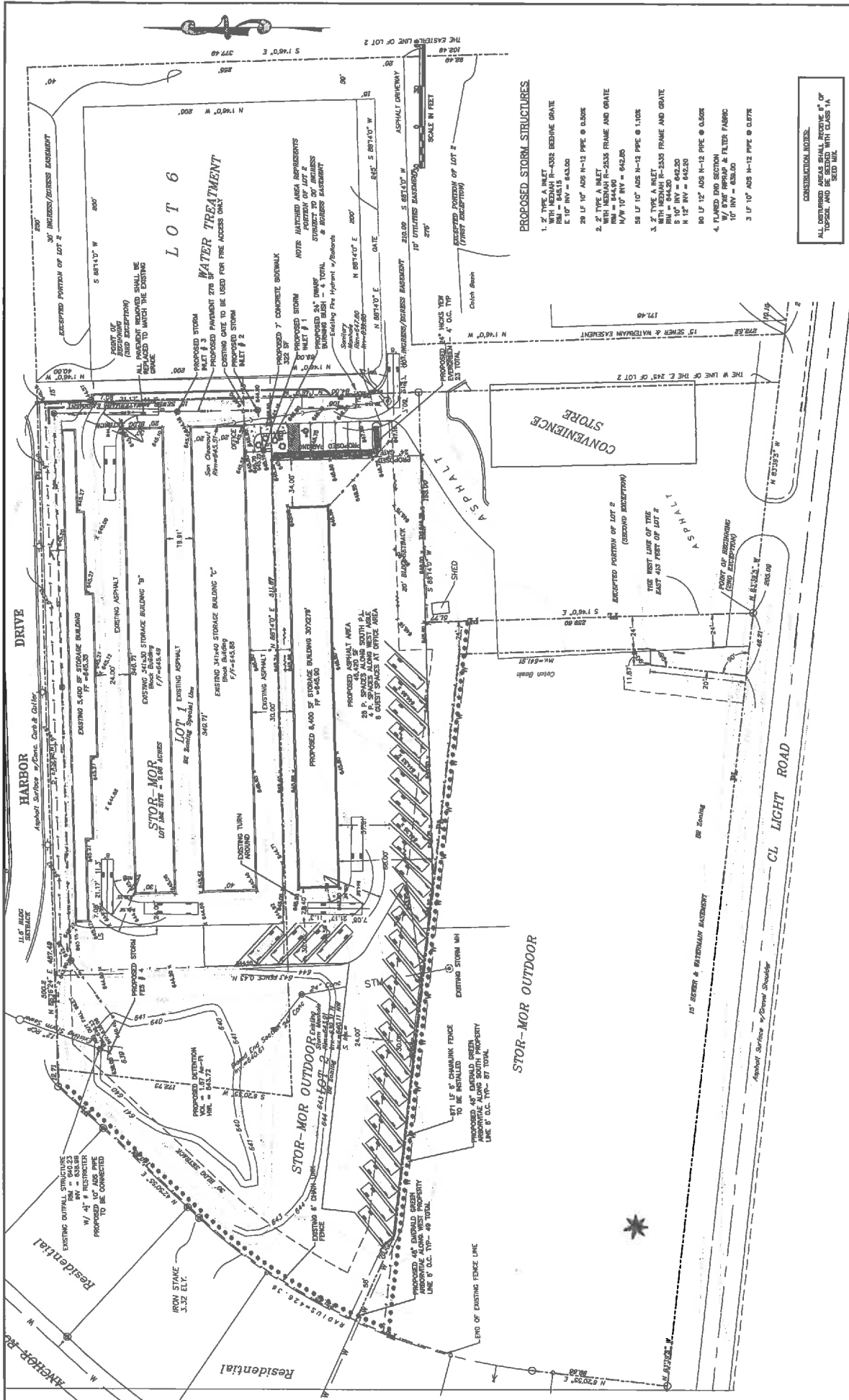
ILLINOIS LAND SURVEYOR NO. 2875 EXPIRES 11/10/2015  
 REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.  
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
 LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON A RECORD DATUM LINE.  
 PLEASE COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES.

ORDERED BY: ROBERT SCHNEIDER ORDER NO. 16. G. 72 FILE NO. 16575

**WILLIAM M. WINGSTEDT**  
 ILLINOIS PROFESSIONAL LAND SURVEYOR  
 329 WHITE PINES CT., OSWEGO, ILLINOIS 60543  
 PHONE: (630) 554-8209 FAX (630) 551-1207

FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 15th OF JULY, A.D., 2015.





- PROPOSED STORM STRUCTURES**
1. 2' TYPE A INLET WITH MEDIAN R-4332 BEDDING GRATE  
 1" INV = 645.13  
 E 10' INV = 643.00
  2. 2' TYPE A INLET WITH MEDIAN R-2535 FRAME AND GRATE  
 1" INV = 644.00  
 1/4" 10' INV = 642.00
  3. 2' TYPE A INLET WITH MEDIAN R-2535 FRAME AND GRATE  
 5' 10' INV = 642.00  
 1" 10' INV = 642.00
  4. 12" 12" ADS 11-12 PIPE @ 0.50%  
 W/ 12" PERFORATED FILTER FABRIC  
 10' INV = 638.00
  3. 1" 10' ADS 11-12 PIPE @ 0.75%

**CONSTRUCTION NOTES:**  
 ALL IMPROVEMENTS SHALL BE 1/2" OF TOPSOIL AND BE SEEDED WITH CLASS 1A SEED MIX.

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

PROJECT NO. 11 299 07  
 SHEET NO. **5**  
 SCALE: 1" = 30'  
 DATE: 7/18/09 OF 8 SHEETS

TEBRUGGE ENGINEERING  
 400 W. BROADWAY - SUITE 100 - OSWEGO, IL 60543  
 PHONE: 815.233.8888 FAX: 815.233.8889  
 WWW.TEBRUGGEENGINEERING.COM

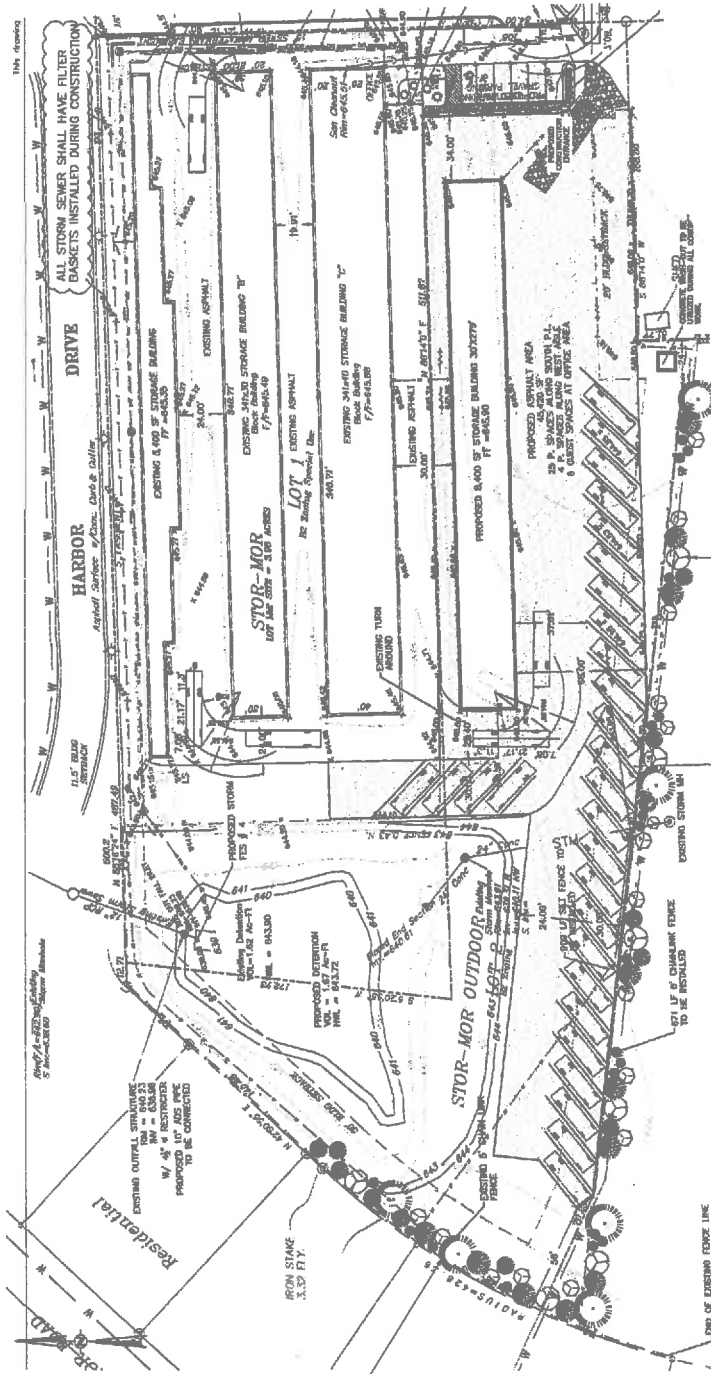
LS - LANDSCAPING AREA

**STOR-MOR MINI STORAGE SITE IMPROVEMENTS**  
**CIVIL SITE PLAN**






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



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



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

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

STOR-MOR OUTDOOR

Dense Screen Plantings for Neighboring Residential Homes

ALL STORM SEWER SHALL HAVE FILTER BASKETS INSTALLED DURING CONSTRUCTION