

DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 20-03

**Greg Dady on Behalf of DTG Investments, LLC
Amendment to Future Land Use Map in Land Resource
Management Plan
Rural Residential to Mixed Use Business**

INTRODUCTION

DTG Investments, LLC would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately five point six more or less (5.6 +/-) acres located at 3485 Route 126. If approved, the Petitioner would like to rezone the property to M-1 Limited Manufacturing District and operate a truck parking area or yard at the property. The Petitioner has submitted applications adding truck parking areas and yards to list of permitted use in the M-1 and a map amendment rezoning the property to M-1.

The application materials are included as Attachment 1. The aerial of the property is included as Attachment 2. The aerial with the future land uses is included as Attachment 3. The aerial with the flood zone is included as Attachment 4.

SITE INFORMATION

PETITIONERS: Greg Dady on Behalf of DTG Investments, LLC

ADDRESS: 3485 Route 126, Oswego

LOCATION: North Side of Route 126 Approximately 0.45 Miles West of Schlapp Road



TOWNSHIP: Na-Au-Say

PARCEL #: 06-09-400-005

LOT SIZE: 5.6 +/- Acres

EXISTING LAND USE: Former Cleanup and Restoration Business

ZONING: A-1 Agricultural District with a Special Use

LRMP: Future Land Use	Rural Residential (0.65 DU/Acre)
Roads	Route 126 is a State maintained arterial.
Trails	There is a trail planned along Route 126.
Floodplain/Wetlands	There is a floodplain on the north end of the property (Zone A-no base flood elevation determined).

REQUESTED ACTION: Amendment to the Future Land Use Map Reclassifying the Property from Rural Residential to Mixed Use Business

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within 1/2 Mile
North	Agricultural	A-1	Rural Residential	A-1
South	Agricultural	A-1	Public/Institutional and Rural Residential	A-1
East	Agricultural	A-1	Rural Residential	A-1, A-1 SU, and R-1
West	Farm Equipment Sales and Service Business	A-1 SU	Rural Residential	A-1 and A-1 SU

Pictures of the property are included as Attachments 5-8.

The A-1 SU to the east is for a farm market, garden shop, winery, corn maze, and fall festival.

Oswego School District 308 owns the property southwest of the subject property.

Ten (10) existing houses are within one half (1/2) mile of the subject property.

ACTION SUMMARY

NA-AU-SAY TOWNSHIP

Petition information was sent to Na-Au-Say Township on February 20, 2020.

VILLAGE OF OSWEGO

Petition information was sent to the Village of Oswego on February 20, 2020. The property is inside

Oswego's planning boundary.

VILLAGE OF PLAINFIELD

Petition information was sent to the Village of Plainfield on February 20, 2020. The property is within one point five (1.5) miles of Plainfield.

OSWEGO FIRE PROTECTION DISTRICT

The Oswego Fire Protection District was sent information on February 20, 2020.

OTHER PLANS

VILLAGE OF OSWEGO

The Village of Oswego's Future Land Use Map calls for this property to be Agricultural.

ANALYSIS

Since the early 2000s, the subject property has housed a landscaping business and a cleanup and restoration business. Because of the configuration of the building, very few uses allowed as either permitted or special uses in the A-1 Agricultural District could be placed at the subject property.

The Petitioner does not wish to seek special use permits and text amendments every time a tenant moves. The Petitioner requested guidance from the Planning, Building and Zoning Committee on how to proceed. At their meeting on February 10, 2020, the consensus of the Planning, Building and Zoning Committee was to rezone the subject property; a change to the Future Land Use Map would also be required.

RECOMMENDATION

Staff understands the Petitioner's concerns regarding having to seek special use permits each time a tenant moves. Staff suggests that, if this amendment is approved, further study occurs regarding future land uses along the Route 126 corridor.

ATTACHMENTS

1. Application Materials
2. Aerial
3. Future Land Use Aerial
4. Flood Zone Aerial
5. Existing Building
6. East Side Driveway
7. Looking South

INGEMUNSON LAW OFFICES, LTD.

DALLAS C. INGEMUNSON
GREGG INGEMUNSON
BOYD INGEMUNSON

759 JOHN ST., SUITE A
YORKVILLE, ILLINOIS 60560-0578

TELEPHONE 630-553-5622
FAX 630-553-7958

February 11, 2020

Matthew H. Asselmeier
111 West Fox Street
Room 203
Yorkville, IL 60560

Re: Dady application

Dear Matt,

Please be advised that I represent Greg Dady regarding his Application for re-zoning to M-1. My client is requesting that the Future Land Use Map be amended to classify the subject property as mixed use business. My client is further requesting a text amendment to the M-1 zoning classification to adding truck parking area or yard to the permitted uses in M-1.

Sincerely,


Gregg Ingemunson



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME _____

FILE # ~~20-0240~~

NAME OF APPLICANT Greg Dady		
CURRENT LANDOWNER/NAME(s) DTG Investments, LLC		
SITE INFORMATION		
ACRES 5	SITE ADDRESS OR LOCATION 3485 State Route 126, Oswego, IL 60543	ASSESSOR'S ID NUMBER (PIN) 0609400005
EXISTING LAND USE	CURRENT ZONING A-1	LAND CLASSIFICATION ON LRMP Rural Residential
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input checked="" 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)		
1 PRIMARY CONTACT Greg Dady	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) [REDACTED]
2 ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
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 10/30/19

FEE PAID \$ 1655

CHECK #: 1136 ~~1137~~

¹Primary Contact will receive all correspondence from County

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

Matt Asselmeier

From: Laura Tomsa <[REDACTED]>
Sent: Tuesday, January 21, 2020 2:49 PM
To: Matt Asselmeier
Cc: Greg Dady; Gregg Ingemunson; Anthony Brummel
Subject: [External]Re: [External]Re: [External]Re: [External]Emailed Survey for 3485 Route 126 Oswego

Matt,
Yes that is correct.

Laura Tomsa
[REDACTED]

On Jan 21, 2020, at 2:00 PM, Matt Asselmeier <masselmeier@co.kendall.il.us> wrote:

Laura:

What are the dimensions of the sign?

Based on everything we have discussed and you submitted, your official request is:

1. A text amendment to the Zoning Ordinance adding Truck Parking Area or Yard to the list of special uses in the A-1 Agricultural District.
2. A special use permit for a Truck Parking Area or Yard at the subject property. The office space, minor truck repair/maintenance, and truck terminal will be accessory uses.

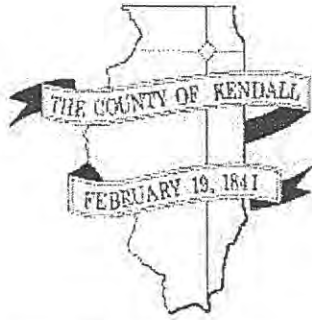
Please verify that the above are correct.

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

From: Laura Tomsa [mailto:[REDACTED]]
Sent: Tuesday, January 21, 2020 1:54 PM
To: Matt Asselmeier <masselmeier@co.kendall.il.us>
Cc: Greg Dady <[REDACTED]>; Gregg Ingemunson <[REDACTED]>; Anthony Brummel <[REDACTED]>
Subject: [External]Re: [External]Re: [External]Emailed Survey for 3485 Route 126 Oswego

Matt,
Thank you for reviewing this. I know when I came in we went over the zoning ordinance and I



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME _____ FILE #: _____

NAME OF APPLICANT Greg Dady		
CURRENT LANDOWNER/NAME(s) DTG Investments, LLC		
SITE INFORMATION		
ACRES 5	SITE ADDRESS OR LOCATION 3485 Route 126, Oswego, IL 60543	ASSESSOR'S ID NUMBER (PIN) 06-09-400-005
EXISTING LAND USE Special Use	CURRENT ZONING A-1	LAND CLASSIFICATION ON LRMP Rural Residential
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>M-1</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.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹PRIMARY CONTACT Greg Dady	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER #(Cell, etc.) [REDACTED]
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
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>2/13/2020</u>

FEE PAID: \$ 500.00
 CHECK #: 1150

¹Primary Contact will receive all correspondence from County

²Engineering 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.

A-1 uses within the general area of the property in question.

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

A-1

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

The proposed use will be suitable for M-1 Classification

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.

There is no trend of development, largely A-1 uses in the vicinity.

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

It is not consistent with the Land Resource Management Plan, however, Petitioner is requesting a change in the plan to accommodate the M-1 classification.

Description of Use

The property located at 3485 State Route 126, Oswego, IL 60543 will be occupied by United Group Logistics. They operate as a trucking company hauling freight throughout the state and will be using the above named property for office space, minor truck repair/maintenance and a trucking terminal. Office use will be utilized for accounting and dispatch and bays will be used as a terminal for trucks and for minor repairs/maintenance. The business consist of 8 employees and hours of operation are Monday - Friday from 8:00am to 5:00pm.

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9 AND THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16 ALL IN TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHERLY OF THE CENTER LINE OF ILLINOIS ROUTE 126 BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 1 DEGREE 36 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 260.00 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 53 SECONDS EAST, 335.00 FEET; THENCE SOUTH 1 DEGREE 39 MINUTES 11 SECONDS EAST, 677.39 FEET TO THE CENTER LINE OF SAID ROUTE 126; THENCE SOUTH 80 DEGREES 28 MINUTES 31 SECONDS WEST ALONG SAID CENTER LINE, 338.17 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 1 DEGREE 40 MINUTES 39 SECONDS WEST, ALONG SAID WEST LINE, 466.05 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR ROAD PURPOSES PER DOCUMENT NUMBER 2001-24468, RECORDED DECEMBER 18, 2001.

(PERMANENT INDEX NUMBER 06-09-400-005-0000)



9

PREPARED BY:

Donald J. Manikas, Esq.
Walker Wilcox Matousek LLP
One North Franklin, Suite 3200
Chicago, Illinois 60606

201400017091

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED: 12/4/2014 2:03 PM
WD: 1354.00 RHPSP FEE: 10.00
PAGES: 4

AFTER RECORDATION

RETURN TO:

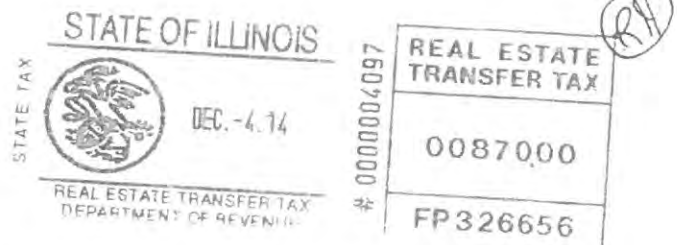
Kristine Larsen, Esq.
22 W. Van Buren Street
Oswego, Illinois 60543

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
\$ 435.00 (RH)

SEND SUBSEQUENT TAX

BILLS TO:

DTG Investments, LLC 3485 Route 126
Post Office Box 7453
Aurora, Illinois 60507



201400017091
1083
201400017091
201400017091

SPECIAL WARRANTY DEED

THIS INDENTURE, is made as of this 29th day of October, 2014 between **TRIPLE B SOUTH, LLC**, an Illinois limited liability company, as party of the first part, and **DTG INVESTMENTS, LLC 3485 ROUTE 126**, an Illinois series limited liability company, as party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described land, situated in the County of Kendall, and State of Illinois known and legally described on Exhibit A attached hereto, subject to general real estate taxes not yet due and payable; zoning and building laws and ordinances; public and utility easements; covenants, conditions and restrictions of record (including that certain Ordinance Number 2014-29 granting a special use for 3485 Route 126 for a clean-up restoration services business, recorded October 10, 2014 as Document Number 201400014186); party wall rights and agreements, if any; matters shown or disclosed by survey prepared by Jade Surveyors LLC dated September 24, 2014; and existing leases or tenancies.

Address of Property: 3485 Route 126, Kendall County, Oswego, Illinois

Permanent Index Number: 06-09-400-005-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with


4

the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that, except as set forth above and expressly excluding all matters not done by the party of the first part, it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, and it will defend same against the lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents, the day and year first written above.

TRIPLE B SOUTH, LLC
an Illinois limited liability company


By: 
William F. Adelizzi, Managing Member

State of Illinois)
)SS.
County of COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that WILLIAM F. ADELIZZI, as Managing Member of Triple B South, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of October, 2014.

Commission expires November 20, 2016.


Notary Public



PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

Robert L. Adelizzi, being duly sworn on oath, 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 a part of a larger tract of land; or
- B. That the attached deed is not in violation of 765 ILSC 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) acres 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 interest 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. This 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 TO BEFORE ME


Signature of Affiant

This 29th day of October, 2014.

Melissa Y March
Signature of Notary Public



KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Greg Dady - DTG Investments, LLC
Address 3485 Route 126
City Oswego State IL Zip 60543

2. Nature of Benefit Sought _____

3. Nature of Applicant: (Please check one)
 Natural Person (a)
 Corporation (b)
 Land Trust/Trustee (c)
 Trust/Trustee (d)
 Partnership (e)
 Joint Venture (f)

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
Greg Dady -	[REDACTED]	50
Tia Dady -	[REDACTED]	50

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

Greg Dady is the applicant. _____

VERIFICATION

I, Greg Dady, 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 30 day of October, A.D. 2019

(seal)

Notary Public



7



RECEIVED
7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3
www.kendallswcd.org

BY: Mandrews

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: DTG Investments, LLC Contact Person: Greg Dady
Address: 3485 Route 126
City, State, Zip: Oswego, IL 60543
Phone Number: (6) [REDACTED] ()
Email: [REDACTED]

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

Site Location & Proposed Use

Township Name NA-AU-SAY Township _____ N, Range _____ E, Section(s) _____
Parcel Index Number(s) 0609400005
Project or Subdivision Name _____ Number of Acres _____
Current Use of Site _____ Proposed Use _____
Proposed Number of Lots _____ Proposed Number of Structures _____
Proposed Water Supply _____ Proposed type of Wastewater Treatment _____
Proposed type of Storm Water Management _____

Type of Request

- Change in Zoning from _____ to _____
 - 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

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>
_____ Additional Acres at \$18.00 each	\$ _____
Total NRI Fee	\$ _____

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] _____ 10/30/19
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# 2001 Date initially rec'd 1/3/20 Date all rec'd _____ Board Meeting _____
Fee Due \$ _____ Fee Paid \$ _____ Check # _____ Over/Under Payment _____ Refund Due _____



Applicant: DTG Investments, LLC
Contact: Greg Dady
Address: [Redacted]

IDNR Project Number: 2005266
Date: 01/03/2020
Alternate Number: 2004942

Project: Rt 126- Truck Parking
Address: 3485 Rt. 126, Oswego

Description: to obtain a special use permit for existing property

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:

36N, 8E, 9

36N, 8E, 16

IL Department of Natural Resources

Contact

Adam Rawe

217-785-5500

Division of Ecosystems & Environment

Government Jurisdiction

Kendall County Planning Building and Zoning

Matthew Asselmeier

111 West Fox Street

Yorkville, Illinois 60560 -1498

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: 2005266

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: 2005266



EcoCAT Receipt	Project Code 2005266
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APPLICANT	DATE
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DTG Investments, LLC Greg Dady 	1/3/2020
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DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
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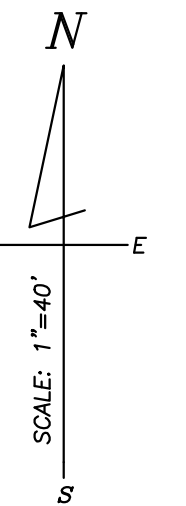
EcoCAT Consultation	\$ 125.00	\$ 2.81	\$ 127.81
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	TOTAL PAID	\$ 127.81
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Illinois Department of Natural Resources
 One Natural Resources Way
 Springfield, IL 62702
 217-785-5500
dnr.ecocat@illinois.gov

PLAT OF SURVEY

OF
 THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9 AND THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18 ALL IN TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE CENTER LINE OF ILLINOIS ROUTE 126 BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 1 DEGREE 36 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 260.00 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 53 SECONDS EAST, 335.00 FEET; THENCE SOUTH 1 DEGREE 39 MINUTES 11 SECONDS EAST, 677.39 FEET TO THE CENTER LINE OF SAID ROUTE 126; THENCE SOUTH 80 DEGREES 28 MINUTES 31 SECONDS WEST, ALONG SAID CENTER LINE, 338.17 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 1 DEGREE 40 MINUTES 39 SECONDS WEST, ALONG SAID WEST LINE, 466.05 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF NA+AU-SAY, KENDALL COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED FOR ROAD PURPOSES PER DOCUMENT NUMBER 2001-24468, RECORDED DECEMBER 18, 2001.



A SOUTHERLY BOUNDARY OF ZONE "A", THE 100 YEAR FLOOD PLAN, AS REPRESENTED ON AND SCALED FROM FIRM PANEL 130, MAP NUMBER 17093C0130H, BEARING A REVISION DATE OF JANUARY 8, 2014

REFERENCE BENCHMARK: KENDALL COUNTY MARKER DESIGNATION NO. 708, BRASS MARKER ON TOP OF WEST SIDE OF THE CONCRETE BOX CULVERT UNDER GROVE ROAD CROSSING OVER A TRIBUTARY BRANCH TO THE EAST AUX SABLE CREEK, 1 MILE NORTH OF ROUTE 126 ELEVATION = 687.53 NGVD 29

SITE ADDRESS: 3485 ROUTE 126 OSWEGO IL 60543
 Owner Name DTG INVESTMENTS LLC
 Owner Address PO BOX 7453 AURORA IL 60507

ORDERED BY: BRUMMEL PROPERTIES

STATE OF ILLINOIS } S. S.
 COUNTY OF KENDALL }
 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 FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 12TH DAY OF DECEMBER, A. D., 2019.



3485 ROUTE 126.DWG
 • = found iron stake
 ○ = set iron stake
 0 1/4" = 1/2" 3/4" = 1"

FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 12TH OF DECEMBER, A. D., 2019.

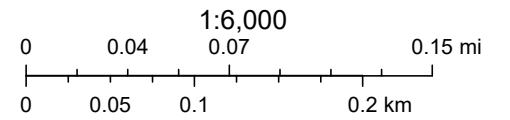
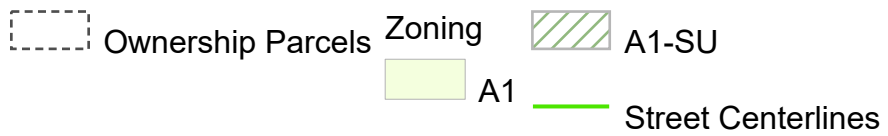
ORDER NO. 19 L 71 FILE NO. 191062
WILLIAM M. WINGSTEDT
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 329 WHITE PINES CT., OSWEGO, ILLINOIS 60543
 PHONE: (630) 554-8209 FAX (630) 551-1207

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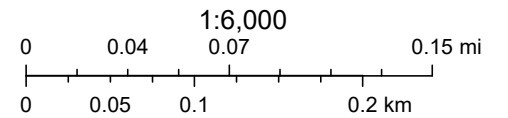
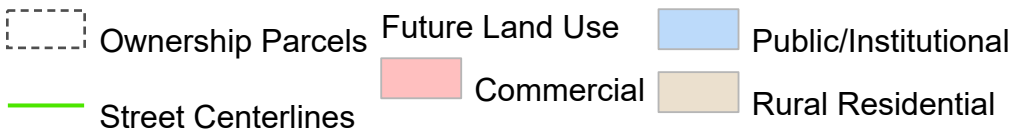


January 30, 2020










January 30, 2020

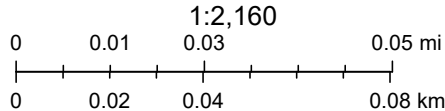


Attachment 4-Flood Zone Map



January 30, 2020

-  Kendall County FEMA FIRM Panels
-  Street Centerlines
-  Ownership Parcels
-  USA Flood Hazard Areas
-  1% Annual Chance Flood Hazard



These layers do not represent a survey. No accuracy is assumed for the data delineated herein, either expressed or implied by Kendall County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, contracts, and



01/27/2020 10:00

Attachment 6 East Side Driveway



01/27/2020 10:02

Attachment 7 Looking South



01/27/2020 10:00