

ORDINANCE NUMBER 2004 - 15

GRANTING SPECIAL USE  
5605 ROUTE 34  
FOX VALLEY WINERY

WHEREAS, Richard and Christine Faltz, dba Fox Valley Winery, filed a petition for a Special Use within the B-3 district, for property located at 5605 Route 34 in Oswego Township; and

WHEREAS, said petition is to allow conversion of an existing building to a micro-winery, wine-tasting, and wine sales facility, as provided in Section 9.04 of the Kendall County Zoning Ordinance (as interpreted by the County Board); and

WHEREAS, said property is zoned B-3 Highway Business District; and

WHEREAS, said property is legally described as:

*Lots 71 and 73 of RIVERVIEW HEIGHTS, being a subdivision of Part of Sections 18 and 19, Township 37 North, Range 7 East of the Third Principal Meridian, in KENDALL COUNTY, ILLINOIS; and*

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board 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 zoning permit to permit conversion of an existing building to a micro-winery, wine-tasting, and wine sales facility, subject to the following conditions:

1. The petitioner will control the ingress/egress truck traffic from Route 34. In the event this access is eliminated, the ingress / egress traffic would only be from West Street.
2. The applicant submits a detailed stormwater management plan that meets with the approval of the County's contract civil engineer and the Director of Planning, Building, and Zoning (PBZ).
3. The applicant submits a detailed lighting plan that demonstrates to the satisfaction of the Director of PBZ retention of premise lighting on the property.

4. The applicants secure the required Kendall County Class H Liquor License, an Illinois Liquor Control Commission Specialty Liquor License, and an Illinois Manufacturer's License. No certificate of occupancy shall be issued for this use until evidence of these requirements is submitted to the Kendall County Department of PBZ.
5. The hours of operation for the retail facility are restricted to 10:00 am – 6:00 pm Monday through Saturday and 12:00 pm – 5:00 pm on Sundays. During the holiday season from the end of October until January 1, the facility may extend the hours of operation until 8:00 pm for up to fifteen (15) special events with advance notification to PBZ staff.
6. The petitioner will be required to provide off-site parking for all overflow parking during special events.
7. The Site Shall be developed in substantial Conformance to the Site and Landscape plans attached hereto as Group Exhibit "A"

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 on May 18, 2004.

Attest:



Paul Anderson  
Kendall County Clerk

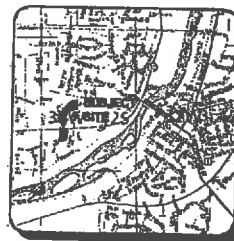


John A. Church  
Kendall County Board Chairman

# 5600 BUILDING

OSWEGO, ILLINOIS

Route 34



LOCATION MAP

NOT TO SCALE

\* BASED ON CURRENT PROVIDER'S DATA. NOT TO BE USED FOR CONSTRUCTION OR PURPOSES. A PROFESSIONAL SURVEYOR'S REPORT IS REQUIRED FOR COMPLETE PROFESSIONAL ACCURACY.

### SITE DATA

TOTAL ACRES:	1.77
TOTAL SF BLDG:	6,091
MANUFACTURING	4,527
RETAIL	3,243
STORAGE	311
TOTAL PARKING REQUIRED / ON PLAN	27 / 28
MANUFACTURING	
MANUFACTURING (1 PER 1000 SF)	5
EMPLOYEE (1 EMPLOYEE)	5
(1 PER 2 EMPL. & 1 COMPANY)	
RETAIL AT 1/200 SF	17
WAREHOUSE (BARREL/BOTTLE STORAGE)	0

NOTE: SEE BUILDING USAGE DIAGRAM BELOW FOR MORE DETAILS.

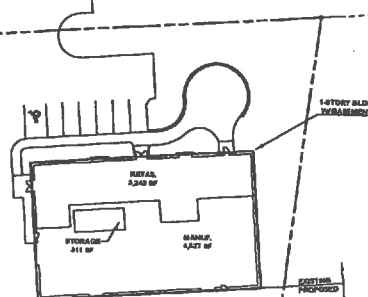
EXISTING BUILDING

EXISTING SEPTIC SYSTEM TO BE ABANDONED. TANK TO BE CRUSHED AND FILLED.

PROPOSED SEPTIC SYSTEM

PROPOSED DETENTION

NOTE: THERE ARE NO EXISTING WELLS WITHIN 100' OF PROPOSED SEPTIC AREA.



### LEGEND

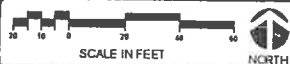
● PARKING LOT LIGHT - TO BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES.

	RSF	RSF	RSF
		PARKING	TOTAL
MANUFACTURING	4,527 SF	16	
EMPLOYEE (PROVIDE 14 CO. VEHICLE EXISTING BLDG. (1,100 SF FOR GUESTS))	4,527 SF	0	
RETAIL	3,243 SF	17	
HANDICAPPED SPACE	3,243 SF	1	
EXISTING BLDG. (1,200 SF)	3,243 SF	16	
BARREL/BOTTLE STORAGE	311 SF	0	
EXISTING BLDG.	311 SF	0	
OTHER BLDGS.	1,891 SF	27	TOTAL
EXISTING BLDG.	1,891 SF	0	

### BUILDING USAGE DIAGRAM

SCALE: 1"=30'-0"

### SITE PLAN - PHASE 1

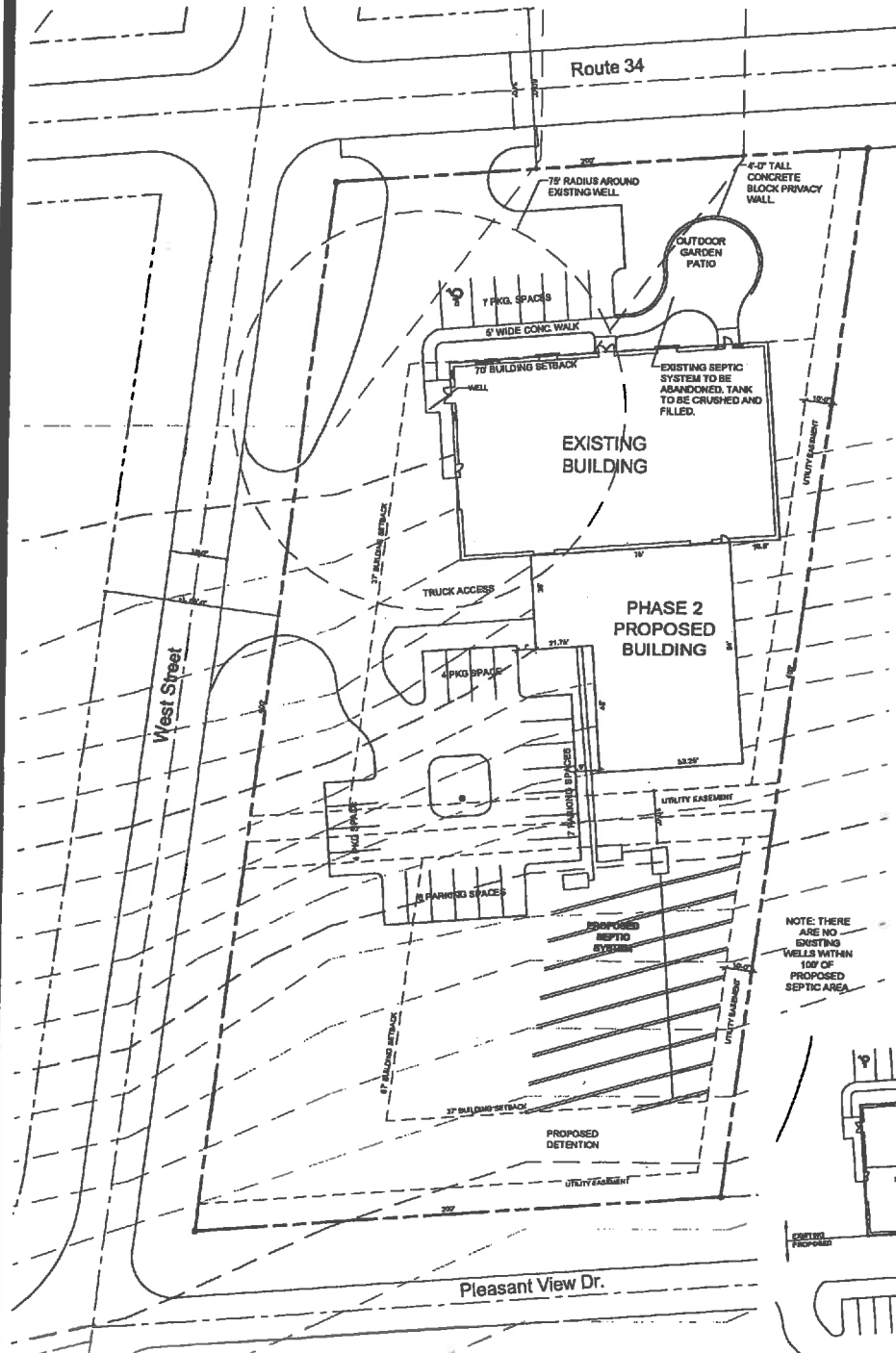


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 lg@lannert.com

**FOX VALLEY WINERY**  
 OWNER/DEVELOPER  
 11 WEST MERCHANTS DR.  
 OSWEGO, IL 60543  
 830-897-0057  
 830-897-1011

# 5600 BUILDING

## OSWEGO, ILLINOIS



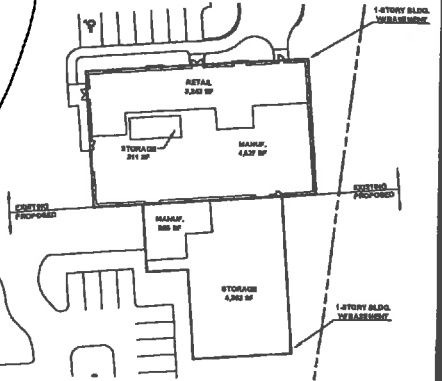
**LOCATION MAP**  
NOT TO SCALE  
\* THIS INFORMATION PROVIDED BY OWNER NOT TO BE USED FOR CONSTRUCTION PURPOSES. A PROFESSIONAL SURVEY WILL BE REQUIRED TO COMPARE AND CORRECT FOR ACCURACY.

**SITE DATA**

TOTAL ACRES:	1.77
TOTAL SF BLDG	13,338
MANUFACTURING	5,422
RETAIL	3,243
STORAGE	4,674
TOTAL PARKING REQUIRED / ON PLAN	28 / 28
MANUFACTURING (1 PER 1000 SF)	5
EMPLOYEE (8 EMPLOYEES)	5
(1 PER 2 EMPL. & 1 COMPANY)	
RETAIL AT 1200 SF	17
WAREHOUSE (BARREL/BOTTLE STORAGE)	0

NOTE: SEE BUILDING USAGE DIAGRAM BELOW FOR MORE DETAILS.

NOTE: THERE ARE NO EXISTING WELLS WITHIN 100' OF PROPOSED SEPTIC AREA



**LEGEND**

- PARKING LOT LIGHT - TO BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES.

	SQ. FT.	USE
MANUFACTURING	5,422 SF	11
EXISTING BLDG. (1,100 SF FOR GUESTS)	4,237 SF	0
PROPOSED BLDG. (1,100 SF FOR GUESTS)	398 SF	1
RETAIL	3,243 SF	17
BARREL/BOTTLE STORAGE	4,674 SF	0
EXISTING BLDG.	311 SF	0
PROPOSED BLDG.	4,363 SF	0
HOUSE BUILDING	13,338 SF	28 TOTAL
EXISTING BLDG.	6,011 SF	
PROPOSED BLDG.	6,296 SF	

\* SF DOES NOT INCLUDE STORAGE CLOSET, BATHROOM, WALKER OR FIREPLACE BERTHS  
\*\* NO GARAGE IS ALLOWED IN THIS AREA. THEREFORE WE DID NOT PROVIDE SPACES FOR THIS SF.

**BUILDING USAGE DIAGRAM**

SCALE: 1"=30'-0"

**SITE PLAN - PHASE 2**

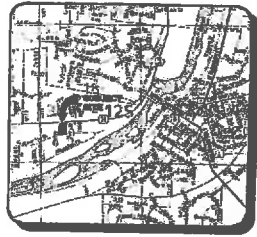
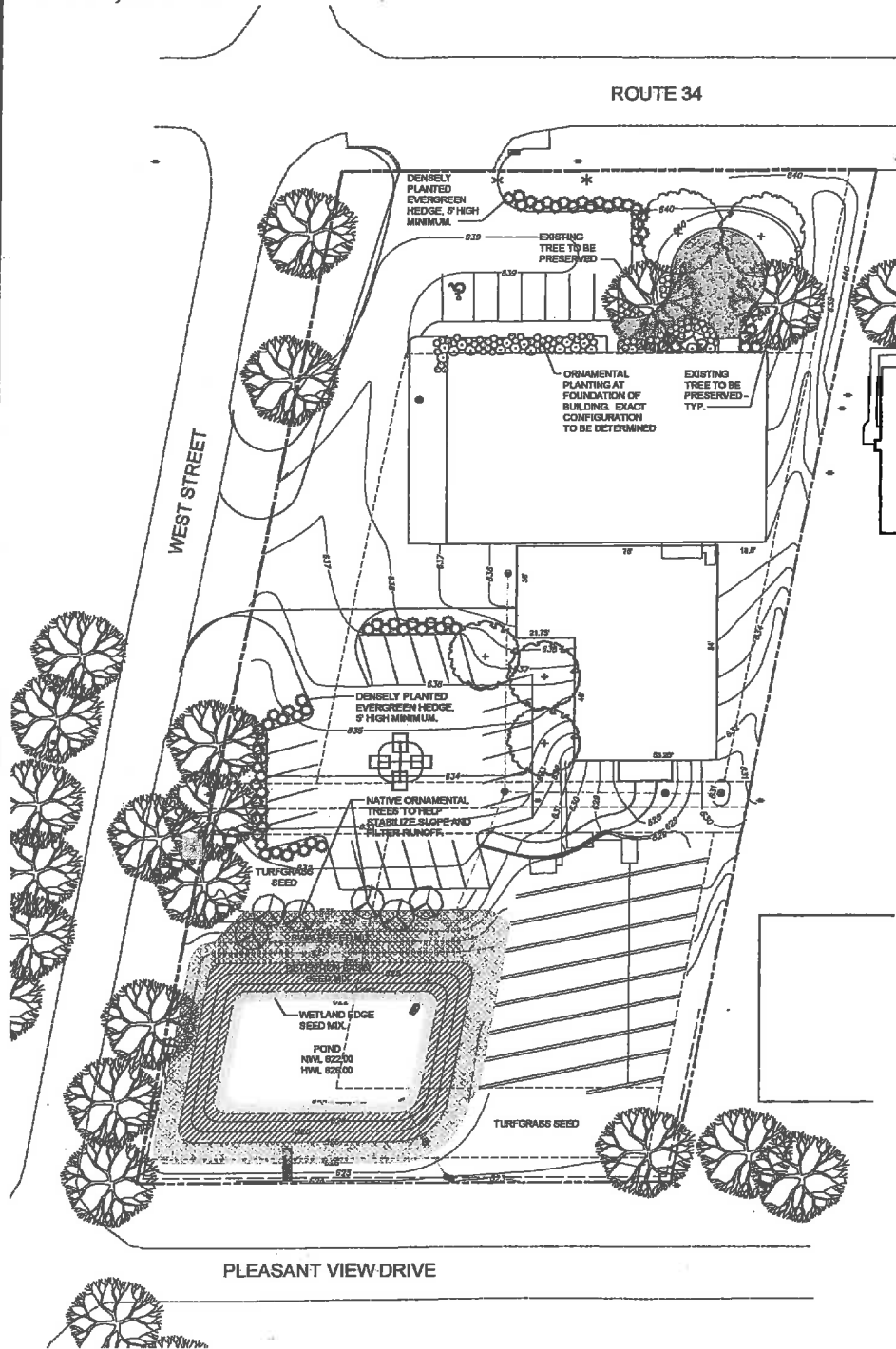
SCALE IN FEET

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# 5600 BUILDING

OSWEGO, ILLINOIS



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### LEGEND

- 
**WETLAND EDGE SEED MIX**  
 THIS SEED MIX IS APPROPRIATE FOR PLANTING IN AND ADJACENT TO SATURATED SOILS. SOME SPECIES WILL SPREAD TO NEARBY AREAS UP TO FOUR INCHES. THIS SEED MIX OCCURS FROM NORMAL WATER LINE (ELEV. 622.0) TO ELEV. 626.0.
- 
**DETENTION BASIN SEED MIX**  
 THIS SEED MIX CONSISTS OF SPECIES WHICH ARE TOLERANT OF HIGHLY FLUCTUATING WATER LEVELS AND POOR WATER QUALITY ASSOCIATED WITH URBAN STORM WATER WETLANDS AND PONDS. THIS SEED MIX OCCURS FROM ELEV. 626.0 TO HIGH WATER LINE (ELEV. 628.0).
- 
**SWALE SEED MIX**  
 THIS SEED MIX CONSISTS OF NATIVE PLANTS. THESE PLANTS ARE USED TO FILTER POLLUTANTS FROM YARD AND ROAD PAVEMENT.

**NOTE:**  
 1. THE ABOVE SEED MIXES CAN BE FOUND AT JFNEW NATIVE PLANT NURSERY. PHONE: 574.588.2412.  
 2. ALL SLOPES 4:1 OR GREATER SHALL BE BLANKETED WITH EROSION CONTROL BLANKET - NORTH AMERICAN GREEN 875 OR EQUAL.

### LANDSCAPE PLAN



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