

**KENDALL COUNTY
SPECIAL USE HEARING**

111 West Fox Street • Room 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

August 28, 2017 – 7:00 p.m.

CALL TO ORDER –SPECIAL USE HEARING OFFICER

ROLL CALL: Walter Werderich, Hearing Officer

MINUTES: Approval of Minutes from the July 31, 2017, Special Use Hearing Officer Meeting (Pages 2-40)

PETITION:

1. **17-19- Pulte Group Representing Dave Hamman (Pages 41-68)**
Request: Renew the Special Use Permit Granted by Ordinance 2004-03 Allowing the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified as 03-01-127-006 and Revoking the Special Use Permit for the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified as 03-01-127-004 and Located in the 600 Block of Route 34 on the East Side of the Street
Location: Corner of Route 34 and Hafenrichter (Farnsworth) in Oswego Township
Purpose: Special Use Permit would Allow the Existing Commercial Off-Premise Advertising Sign to Remain on the Subject Property. Property is Zoned M-2.
2. **17-22- Stor Mor, Inc. (Pages 69-110)**
Request: Major Amendment to the Special Use Permit Granted by Ordinance 2016-15 Allowing an Enclosed Self Storage Facility and an Outdoor Storage Facility at the Subject Property; Property is Zoned B-2 with a Special Use Permit
PINs: 03-07-278-011, 03-07-278-010 and 03-07-278-009
Location: 1317 Route 31 in Oswego Township
Purpose: Petitioner would like to Make the Following Amendments:
 1. Construct One (1) 1,650 Square Foot Building
 2. Construct One (1) 4,300 Square Foot Building
 3. Reduce the Number of Vehicles Stored Onsite from Twenty-Nine (29) to Sixteen (16)
 4. Amend the Landscaping Plans by Removing the Proposed Vegetation South of the Proposed 4,300 Square Foot Building.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD:

1. Petition 17-20-Special Use Permit for the Operation of a Grain Storage Business at 14676 Route 47

NEW BUSINESS:

OLD BUSINESS:

PUBLIC COMMENT:

ADJOURN SPECIAL USE HEARING-Next Hearing October 2, 2017

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.

**UNAPPROVED MINUTES
KENDALL COUNTY
SPECIAL USE HEARING OFFICER
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
July 31, 2017 – 7:00 p.m.**

CALL TO ORDER- SPECIAL USE HEARING

At 7:27 p.m., Special Use Hearing Officer Walter Werderich called the Special Use Hearing to order.

ROLL CALL

Member Present: Walter Werderich, Special Use Hearing Officer

Staff Present: Matthew Asselmeier, AICP, Senior Planner

In the Audience: Robert Davidson, David Burroughs and Jeff Neisler

MINUTES

Mr. Werderich approved the June 5, 2017 Special Use Hearing Officer Meeting minutes as written.

Mr. Werderich introduced himself and explained how the meeting will be conducted.

Mr. Werderich swore in all members of the audience that wished to speak about the proposed special use.

PETITION

17-20 CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner)

Request: Special Use Permit to Operate a Grain Storage Operation

Location: 14676 Route 47, Newark (PIN: 08-16-400-007) Southeast Corner of the Intersection of Illinois Route 47 and U.S. 52, Lisbon Township

Purpose: Prospective Lessee Desires to Operate a Grain Storage Operation at the Property.

Mr. Asselmeier summarized the case. CHS desired to lease the paved area from NGH Farms, LLC for three (3) years with a five (5) year option. Staff is still waiting on the Natural Resource Inventory. The Kendall County Regional Planning Commission reviewed the proposal and expressed concerns regarding traffic circulation on Illinois Route 47 and on the property. Mr. Asselmeier stated that the site plan shows the current ingress/egress from Illinois Route 47. After the widening of Illinois Route 47 is completed, a new ingress/egress point will be created south of the existing access point with a dedicated left turning lane for south bound traffic. The petitioners intend to maintain both ingress/egress points. The northern access point will be right-in, right-out. The Kendall County Regional Planning Commission recommended that the special use permit be valid for a period of one (1) year. The proposed use is a permitted use only in the M-2 Heavy Industrial District. He listed the recommended conditions proposed by Staff:

1. A building permit shall be secured for the new shelter shown on Attachment 1. The building shall not qualify for agricultural exemption.
2. The new building shown on Attachment 1 shall be elevated to at least one foot (1') above the calculated one hundred (100) year event water surface elevation.

3. Containers shall not remain outdoors on the property overnight except in the case of mechanical breakdown of trucks or trailers. In the event of mechanical breakdown of trucks or trailers, the owners of the business allowed by this special use permit shall remove the impacted containers within twenty-four (24) hours.
4. Containers shall not be stacked or racked.
5. Containers shall not be separated from chassis except for temporary repair or emergency and for no longer than twenty-four (24) hours.
6. No containers shall be stored within the required setbacks.
7. No parking of vehicles shall occur within the required setbacks.
8. 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.
9. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Mr. Werderich opened the public hearing for audience comment at 7:50 p.m.

Mr. Burroughs presented an exhibit, a copy of the Illinois Department of Transportation's access plans for the corner of Illinois Route 47 and U.S. 52. Mr. Werderich accepted the exhibit as Petitioner's Exhibit 1. The pink entrance will be the new entrance and the green entrance is the existing entrance.

Mr. Werderich asked if the proposed one (1) year duration of the special use permit was to rectify concerns regarding traffic flow. Mr. Asselmeier responded that the site plan would change after the completion of Illinois Route 47. The Kendall County Regional Planning Commission had concerns regarding the difference between the proposed site plan and the site plan that would exist after the completion of Illinois Route 47.

Mr. Werderich asked the petitioners how they envision the traffic situation. Mr. Neisler stated he did not believe traffic congestion on Illinois Route 47 will occur. Some traffic backups could occur.

Mr. Werderich asked why the lease was for only three (3) years. Mr. Neisler responded that he believes this will be a long-term lease; the property owners are not ready to sell the land at the present time.

Mr. Werderich asked about the floodplain issues. Mr. Asselmeier said that Lisbon Creek runs through the property and the proposal will not impact the waterway. However, the County's stormwater consultant wanted a restriction related to elevation of the one hundred (100) year event water surface. Mr. Burroughs stated that the proposed building will be constructed two feet (2') above the calculated one hundred (100) year event water surface elevation.

Mr. Davidson talked about the other facilities that currently engage in similar business activities and the traffic flow around these businesses. He has not heard any complaints regarding traffic flow related to these businesses.

Mr. Asselmeier noted that the petitioner submitted green cards and proof of publication of the notice of the hearing and are on file.

Mr. Werderich closed the public hearing at 7:52 p.m.

Mr. Werderich reviewed the following Findings of Fact for the special use and made the following findings:

FINDINGS OF FACT

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. The proposed business allowed by the special use permit is an agricultural related operation using agricultural structures already onsite. Provided the new shelter is constructed to code, no threats to the public health and safety are anticipated. Traffic backups on south bound Illinois Route 47 could occur if the turn lane is not installed on a timely basis.

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. CHS is leasing the paved area only from the petitioners. The proposed use will not change the existing use of the property greatly; the use will be a more intense grain storage operation in an agricultural area. The proposed use fits in with other agricultural uses in the area.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Adequate utilities are onsite. If construction on Illinois Route 47 is delayed, traffic congestion could arise if the left turn lane on south bound Illinois Route 47 is not installed in a timely manner. After the installation of the turning lane, no access issues are foreseen. The petitioners agreed to a construction restriction regarding the placement of the proposed shelter building in relation to the waterway onsite.

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. True, the special use shall conform to the applicable regulations of the district.

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. True, the proposed use is consistent with agricultural

uses outlined in the Land Resource Management Plan because of the nature of the proposed business and building allowed by the special use permit.

Mr. Werderich said the proposed special use meets the required Findings of Fact. Accordingly, his recommendation is to approve the special use as proposed subject to the following restrictions:

1. A building permit shall be secured for the new shelter shown on Attachment 1. The building shall not qualify for agricultural exemption.
2. The new building shown on Attachment 1 shall be elevated to at least one foot (1') above the calculated one hundred (100) year event water surface elevation.
3. Containers shall not remain outdoors on the property overnight except in the case of mechanical breakdown of trucks or trailers. In the event of mechanical breakdown of trucks or trailers, the owners of the business allowed by this special use permit shall remove the impacted containers within twenty-four (24) hours.
4. Containers shall not be stacked or racked.
5. Containers shall not be separated from chassis except for temporary repair or emergency and for no longer than twenty-four (24) hours.
6. No containers shall be stored within the required setbacks.
7. No parking of vehicles shall occur within the required setbacks.
8. The business allowed by this special use permit shall secure certificates of occupancy for all structures existing and planned for the site prior to the commencement of operations.
9. The special use permit granted by this ordinance shall be effective for one (1) year commencing on the date of approval of this ordinance. Upon the conclusion of the one (1) year timeframe, the special use permit shall cease. The petitioner may apply to renew the special use permit prior to the expiration of the special use permit if they provide an updated site plan and traffic pattern at the time of the application submission. (The renewal fee of One Thousand, One Hundred Fifty-Five Dollars (\$1,155) shall be waived.)
10. The business allowed by this special use permit shall comply with all applicable Federal, State and Local laws related to the operation of this type of business.
11. 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.
12. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

This proposal shall go before the Planning, Building and Zoning Committee at their August 7, 2017 meeting.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

UPDATE ON PETITIONS

Mr. Asselmeier reported that the Delaney Gun Range petition and Semper Fi Land, Inc. petition were withdrawn.

NEW BUSINESS/OLD BUSINESS

Mr. Asselmeier reported that, pending recommendations from ZPAC and the Kendall County Regional Planning Commission, there will be two (2) special use petitions at the August hearing.

PUBLIC COMMENT

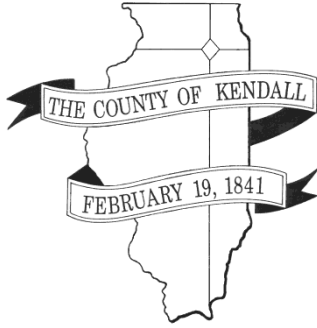
None

ADJOURNMENT- Mr. Werderich adjourned the Special Use Hearing Officer meeting at 7:54 p.m.

Respectfully submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Exhibits:

1. Staff Report Dated July 27, 2017
2. Publication Notice and Mailing to Neighbors (not included with the minutes, but on file)
3. Petitioner's Exhibit 1-IL 47 Pavement Marking and Signing Plans



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 17-20

**CHS, Inc. (Prospective Lessee) and
NGH Farms, LLC (Current Owner)
A-1 Special Use – Grain Storage**

INTRODUCTION

CHS, Inc., on behalf of property owner NGH Farms, LLC, submitted a petition for a special use permit to operate a grain storage and shipping business at 14676 Route 47. CHS, Inc. would like to lease the property from NGH Farms, LLC for three (3) years to operate the proposed business.

SITE INFORMATION

PETITIONER CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner)

ADDRESS 14676 Route 47, Newark

LOCATION Southeast Corner of the Intersection of Illinois Route 47 and U.S. 52



TOWNSHIP Lisbon

PARCEL # 08-16-400-007

LOT SIZE 26.5 +/- acres

EXITING LAND USE Agricultural

ZONING A-1 Agricultural District

LRMP	Land Use	County: Agricultural Village of Lisbon: Commercial and Mixed Use Business
	Roads	Illinois Route 47 and U.S. 52 are Arterial Roads
	Trails	A Multi-Use Trail is Shown along Illinois Route 47
	Floodplain/ Wetlands	Lisbon Creek Runs Through the Property

REQUESTED ACTION A-1 Special Use to Operate a Grain Storage Business

APPLICABLE REGULATIONS Section 7.01 D.21 – A-1 Special Uses – Permits Grain Storage Facilities as a Special Use

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural/Farming	B-3 (Highway Business) and A-1 (Agricultural)	Agricultural and Prairie Parkway Overlay (County) Commercial (Lisbon)	B-3 and A-1 (County)
South	Agricultural/Farming	A-1 (Agricultural)	Agricultural (County) Commercial and Agricultural (Lisbon)	A-1 (County)
East	Agricultural/Farming	A-1 (Agricultural)	Agricultural (County) Agricultural (Lisbon)	A-1 (County)
West	Agricultural/Farming	A-1 (Agricultural)	Agricultural and Commonwealth Edison ROW (County) Mixed Use Business and Mining (Lisbon)	A-1 (County)

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated; see Attachment 3.

NATURAL RESOURCES INVENTORY

Application was submitted 6.28.17. To date, the application remains under review.

ACTION SUMMARY

LISBON TOWNSHIP

Petition information was sent to Lisbon Township on 6.30.17. Lisbon Township discussed this petition on 7.11.17, but did not submit any comments.

VILLAGE OF LISBON

Petition information was sent to the Village of Lisbon 6.30.17. To date, no comments received from the Village of Lisbon.

ZPAC

ZPAC reviewed this proposal at their meeting on 7.11.17. The minutes of this meeting are included as Attachment 10. ZPAC unanimously recommended approval of the proposal.

KENDALL COUNTY REGIONAL PLANNING COMMISSION

The Kendall County Regional Planning Commission reviewed this petition on 7.26.17. The Kendall County Regional Planning Commission expressed concerns regarding the new ingress/egress point on Route 47 after the road construction is completed. They would like an updated site plan reflecting the ingress/egress and showing the traffic flow on the property. Significant discussion occurred regarding potential traffic concerns on Route 47. The Kendall County Regional Planning Commission unanimously recommended approval of the proposal with two (2) new conditions. The minutes of this meeting are included as Attachment 15.

BUSINESS OPERATION

The petitioner provided information of business operations; this document is Attachment 2. According to this information, CHS will deliver and receive corn and soybeans at the property via truck. CHS will send the corn and soybeans to market from the location via "grain hopper" trailer or "container" trailer. "Container" units are not intended to stay on the property for long periods of time. The petitioner indicated that containers and trucks will not be disconnected.

As part of their operations, CHS plans to construct a load out shelter at a cost of approximately Thirty Thousand Dollars (\$30,000). The shelter is approximately eight hundred (800) square feet in size and might be removed after the lease expires.

CHS will lease the site for an initial period of three (3) years.

In the application materials, the petition stated that the anticipated hours of operation are Monday-Friday from 7:30 a.m. until 5:00 p.m. Saturdays and Sundays from 7:30 a.m. until Noon during harvest. At the ZPAC meeting, the petitioners indicated that no set hours of operation would exist during harvest. As a co-op, they would be open for business to meet the needs of their member farmers.

If the special use permit is secured, CHS hopes to start operations September 1st.

BUILDING CODES

The site currently has five (5) structures, a scale and scale house, three (3) grain bins, and one (1) dryer building. These structures were permitted for personal use only. An occupancy inspection and change of occupancy permit for the scale house would be required, if the special use permit was approved.

A proposed shelter approximately eight hundred (800) square feet in size is proposed. Any new structures constructed would be required to follow applicable building codes.

ACCESS

The property fronts Illinois Route 47. There will be a dedicated left turn lane on southbound Illinois Route 47 to access the property. A portion of the apron may be asphalted as part of the Illinois Route 47 widening project.

TRAILS

A multi-use trail is planned along Route 47. Staff believes that adequate right-of-way exists in this area for the proposed trail.

PARKING

CHS will provide parking to a maximum two (2) employees onsite.

ODORS

No new odors are foreseen.

LIGHTING AND SECURITY

Presently three (3) lights are located on the dryer building and six (6) lights are located on scale house. No additional lighting is planned.

Several security cameras are located on the scale house building.

SIGNAGE

No signage presently exists onsite. The petitioners are considering placing a sign on the premises. Per Chapter 12 of the Zoning Ordinance, the sign would be a maximum thirty-two (32) square feet in size and would not be illuminated. Directional signs located on the property are exempt from the signage calculations.

SCREENING

No fencing or buffer is planned for the property.

STORMWATER

Lisbon Creek runs through the property. The County's stormwater engineer reviewed this proposal and the petitioner agreed to the request mentioned in the stormwater related correspondence; see Attachments 11-14.

UTILITIES

The proposed new shelter will have single phase electricity. No water facilities will be placed in the building.

The existing well is located to the northwest of the scale house. The existing septic field is under the pavement north of the scale house; there is a bathroom inside the scale house.

RELATION TO OTHER SPECIAL USE PERMITS

Two properties (9512 Helmar Road and 60 U.S. Route 52) have special use permits for some form of grain storage. Applicable restrictions from these special use permits to the subject property could include:

1. Permanent storage of containers shall be prohibited.
2. Containers shall not be stacked or racked.
3. Containers shall not be separated from chassis except for temporary repair or emergency.
4. No containers may be stored in the required setbacks.
5. No parking shall be permitted in the required setbacks.
6. A routing system that includes radio communication between trucks shall be developed that facilitates the movement of containers onto Illinois Route 47 and which prevents the stopping or idling of containers on the roadway (**Not applicable due to turning lane**).
7. The septic field shall be physically protected from the encroachment of vehicles (**Not applicable because the septic field is already in place**).
8. Direction signage placement (**Not applicable due to turning lane on Route 47**).
9. Photometric plan (Not applicable; no additional lighting is planned).
10. Building permits must be obtained for structures proposed to be built on the property (the property will not qualify for an agricultural exemption building permit).

FINDINGS OF FACT

*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. **The proposed business allowed by the special use permit is an agricultural related operation using agricultural structures already onsite. Provided the new shelter is constructed to code, no threats to the public health and safety are anticipated. Traffic backups on south bound Illinois Route 47 could occur if the turn lane is not installed on a timely basis.***

*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. **CHS is leasing the paved area only from the petitioners. The proposed use will not change the existing use of the property greatly; the use will be a more intense grain storage operation in an agricultural area. The proposed use fits in with other agricultural uses in the area.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **Adequate utilities are onsite. If construction on Illinois Route 47 is delayed, traffic congestion could arise if the left turn lane on south bound Illinois Route 47 is not installed in a timely manner. After the installation of the turning lane, no access issues are foreseen. The petitioners agreed to a construction restriction regarding the placement of the proposed shelter building in relation to the waterway onsite.***

*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. **True, the special use shall conform to the applicable regulations of the district.***

*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. **True, the proposed use is consistent with agricultural uses outlined in the Land Resource Management Plan because of the nature of the proposed business and building allowed by the special use permit.***

RECOMMENDATION

Staff recommends approval of the proposed special use as described in Attachment 1 subject to the following conditions:

1. A building permit shall be secured for the new shelter shown on Attachment 1. The building shall not qualify for agricultural exemption.
2. The new building shown on Attachment 1 shall be elevated to at least one foot (1') above the calculated one hundred (100) year event water surface elevation.
3. Containers shall not remain outdoors on the property overnight except in the case of mechanical breakdown of trucks or trailers. In the event of mechanical breakdown of trucks or trailers, the owners of the business allowed by this special use permit shall remove the impacted containers within twenty-four (24) hours.
4. Containers shall not be stacked or racked.
5. Containers shall not be separated from chassis except for temporary repair or emergency and for no longer than twenty-four (24) hours.
6. No containers shall be stored within the required setbacks.

7. No parking of vehicles shall occur within the required setbacks.
8. The business allowed by this special use permit shall secure certificates of occupancy for all structures existing and planned for the site prior to the commencement of operations. **(Kendall County Regional Planning Commission Recommendation)**
9. The special use permit granted by this ordinance shall be effective for one (1) year commencing on the date of approval of this ordinance. Upon the conclusion of the one (1) year timeframe, the special use permit shall cease. The petitioner may apply to renew the special use permit prior to the expiration of the special use permit if they provide an updated site plan and traffic pattern at the time of the application submission. (The Kendall County Regional Planning Commission recommends that the renewal fee of One Thousand, One Hundred Fifty-Five Dollars (\$1,155) be waived.) **(Kendall County Regional Planning Commission Recommendation)**
10. The business allowed by this special use permit shall comply with all applicable Federal, State and Local laws related to the operation of this type of business. (Recommendation added by Staff after Kendall County Regional Planning Commission Meeting)
11. 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.
12. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

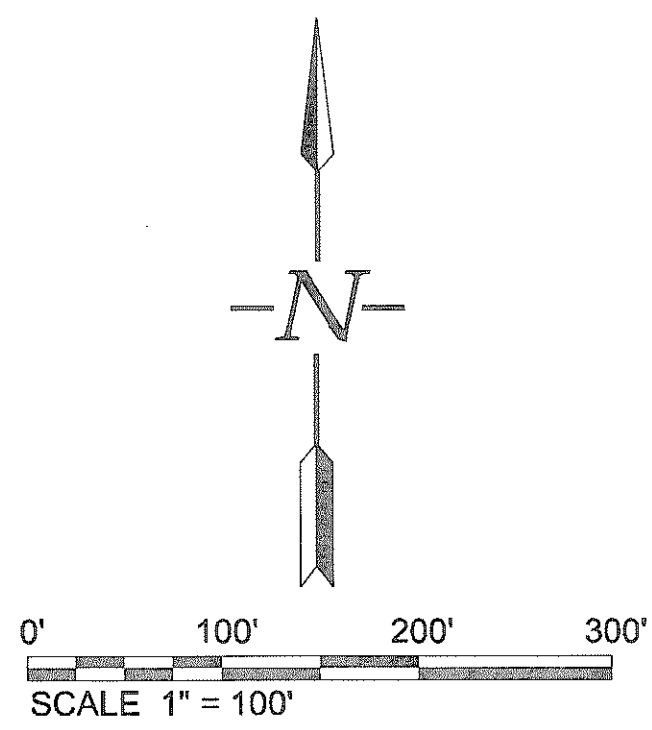
ATTACHMENTS

1. Zoning Sketch and Site Plan
2. Site Operations
3. EcoCat
4. Applicant's Findings of Fact
5. Aerial
6. Subject Property Picture
7. Ditch Looking South
8. Ditch Looking North
9. Driveway
10. ZPAC Minutes 7.11.17
11. Chismark Letter 7.10.17
12. Burroughs Email 7.11.17
13. Chismark Email 7.13.17
14. Chismark Email 7.14.17
15. Kendall County Regional Planning Commission Minutes 7.26.17

ZONING SKETCH

OF

LOT NUMBER SEVEN, BEING THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP 35 NORTH, RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE TRACT OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR ROAD PURPOSES AND THE PORTIONS CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR ROAD PURPOSES AND ALSO EXCEPTING THEREFROM THAT PART BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 16, SOUTH 88 DEGREES 01 MINUTES 45 SECONDS WEST, A DISTANCE OF 1614.15 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 1243.14 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. 52 PER CONVEYANCE FILED FOR RECORD MAY 3, 1933 IN BOOK 86, PAGE 182 AS MONUMENTED AND OCCUPIED; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 88 DEGREES 06 MINUTES 12 SECONDS EAST, A DISTANCE OF 1614.11 FEET TO THE NORTHWARDLY PROJECTION OF THE EAST LINE OF SAID SECTION 16 LYING SOUTH OF AN INDIAN BOUNDARY LINE, SAID POINT BEING 152.70 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHWARDLY PROJECTION, SOUTH 00 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 358.34 FEET TO A POINT OF INTERSECTION WITH SAID INDIAN BOUNDARY LINE AND SAID EAST LINE OF SECTION 16; THENCE ALONG SAID EAST LINE OF SECTION 16, SOUTH 00 DEGREES 45 MINUTES, 32 SECONDS EAST, A DISTANCE OF 882.26 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.



08-16-200-011
JAMES T. CLOW
9025 CHICAGO ROAD
NEWARK, ILLINOIS 60541
ZONED B-3

08-16-200-010
JACOB & EMILY FRIESTAD
12316 BUSHNELL SCHOOL RD.
NEWARK, ILLINOIS 60541
ZONED A-1

08-16-400-004
MANNING FAMILY LTD. PARTNERSHIP
15108 S. HARTONG ST.
PLAINFIELD, ILLINOIS 60544
ZONED A-1

08-16-100-006
LISBON BETHLEHEM LUTHERAN CHURCH
108 E. WOODMAN STREET
NEWARK, IL. 60541
ZONED A-1

08-16-100-003
COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FLOOR
OAK BROOK TERRACE, ILLINOIS 60181
ZONED A-1

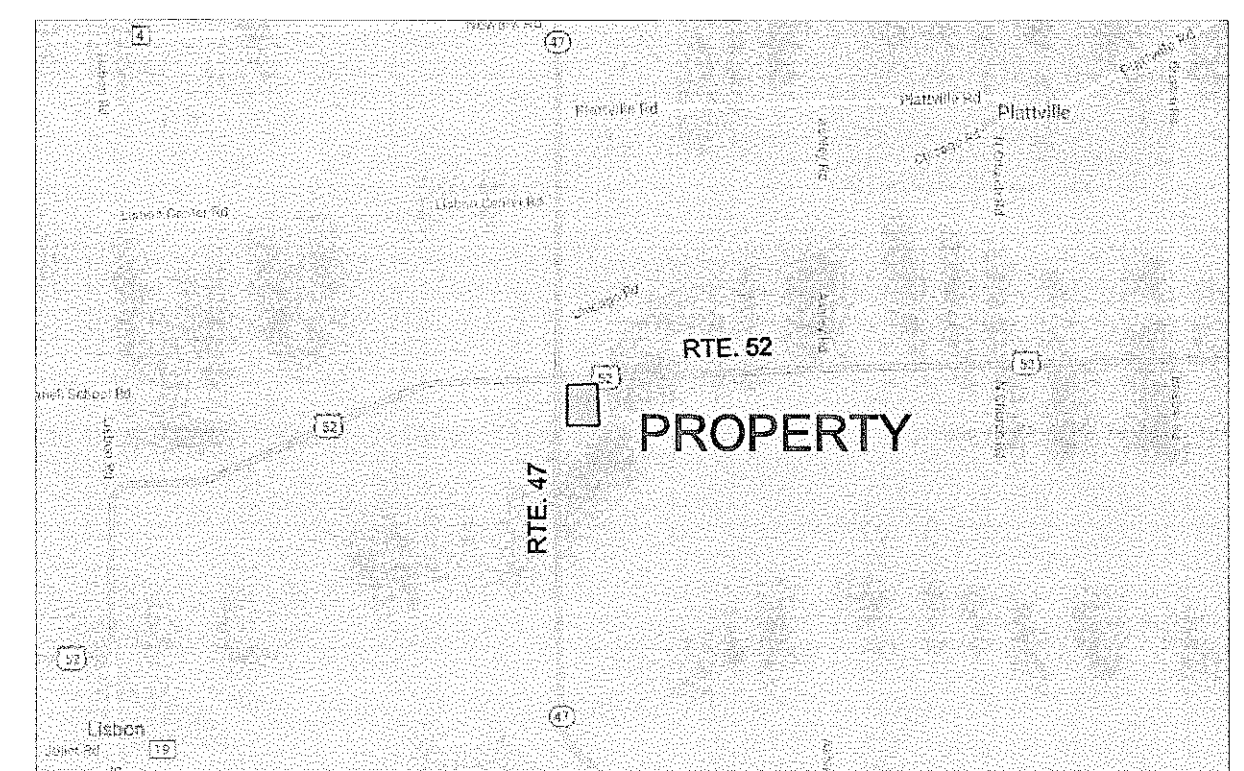
08-16-300-004
66 LAND VENTURES LLC
P.O. BOX 246
NEWARK, ILLINOIS 60541
ZONED A-1

08-16-400-009
SCOTT & KRISTINE A. FRIESTAD
16950 QUARRY ROAD
MORRIS, ILLINOIS 60450
ZONED A-1

OWNER/DEVELOPER:
NGH FARMS LLC.
C/O CAROL S. HAMMAN
13351B FAXON ROAD
PLANO, IL. 60545

GENERAL NOTES:

- 1) PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS SHOWN ON FIRM NUMBER 17093C0125G
- 2) ACCORDING TO THE WETLANDS INVENTORY MAPS, THERE IS NO WET LANDS LOCATED ON SAID PROEPRTY
- 3) THIS PROPERTY DOES NOT HAVE ANY WOODED AREAS



LOCATION MAP

PREPARED JUNE 26, 2017

rbac

**RB & ASSOCIATES
CONSULTING, INC**

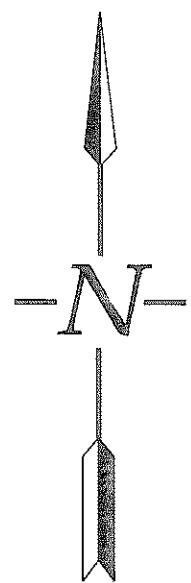
4 W MAIN STREET
PLANO, IL 60545
(630) 552-7452

DESIGN FIRM #
184-004475
www.rb-associates.net

BOUNDARY SURVEY

OF

THAT PART OF LOT 7, BEING THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16 LYING NORTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 726.43 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 86.53 FEET TO A POINT ON THE EAST LINE OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT #2014-06373 FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 32 MINUTES 55 SECONDS EAST, A DISTANCE OF 215.64 FEET; THENCE NORTH 69 DEGREES 57 MINUTES 18 SECONDS EAST, A DISTANCE OF 65.82 FEET; THENCE NORTH 87 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 78 DEGREES 11 MINUTES 11 SECONDS EAST, A DISTANCE OF 77.36 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF 177.15 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 44 SECONDS EAST, A DISTANCE OF 128.16 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE OF 114.78 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 384.92 FEET; THENCE NORTH 53 DEGREES 02 MINUTES 23 SECONDS WEST, A DISTANCE OF 245.09 FEET; THENCE NORTH 82 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF 12.00 FEET TO SAID EAST LINE OF ILLINOIS ROUTE 47; THENCE NORTH 01 DEGREES 11 MINUTES 46 SECONDS EAST, A DISTANCE OF 90.55 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LISBON, KENDALL COUNTY, ILLINOIS.



Scale: 1" = 50'

ILLINOIS

ROUTE

#52

#47

ROUTE

ILLINOIS

APPROXIMATE RIGHT OF WAY ILLINOIS RT. #47

WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 16-35-7

RIGHT OF WAY ILLINOIS RT. #47 ACC. DOC. 2014-06373

INDIAN BOUNDARY LINE

TEMPORARY
ENTRANCE
RECONSTRUCTION
EASEMENT
PER DOC.
#2014-06372

ASPHALT CHIP DRIVE

ASPHALT CHIP DRIVE

AREA = 3.0048 ACRES

ASPHALT CHIP DRIVE

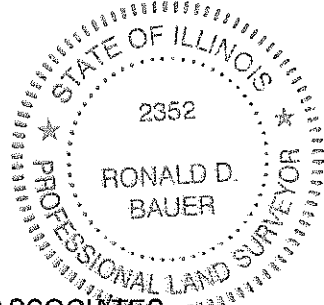
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

THIS IS TO CERTIFY TO THE CLIENT, NGH FARMS LLC., THAT I, RONALD D. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN AFORESAID COUNTY AND STATE, HAVE COMPLETED A BOUNDARY SURVEY ON THE GROUND OF THE PROPERTY HEREON DESCRIBED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THAT THE PLAT HEREON DRAWN REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THIS SURVEY DOES NOT CONSTITUTE A RECORD TITLE SEARCH AND ALL EASEMENTS AND OR SETBACKS SHOWN ARE EITHER THOSE DESIGNATED ON THE RECORDED SUBDIVISION PLAT OR THOSE PROVIDED TO US BY OTHER DOCUMENTATION. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE OF PUBLIC UTILITIES OR STORM WATER RUNOFF EITHER ONTO OR OFF FROM THE SITE. THE FINAL FIELD WORK WAS COMPLETED ON THE 26th DAY OF JUNE, 2017.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 27th DAY OF JUNE, 2017 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR #2352
REGISTRATION EXPIRES 11-30-2018



REFER TO A CURRENT TITLE INSURANCE POLICY FOR EASEMENTS NOT PROVIDED. THIS DRAWING IS THE PROPERTY OF RB & ASSOCIATES CONSULTING, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN SET FORTH WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF RB & ASSOCIATES CONSULTING, INC. THIS DRAWING IS NOT CONSIDERED TO BE ORIGINAL UNLESS THE SURVEYOR'S SEAL IS AN IMPRESSED SEAL OR DISPLAYED IN RED INK.

GENERAL NOTES:

1) THERE WERE NO IRONS SET AT THE CORNERS OF THIS PARCEL.
SURVEY WAS FOR LEASING PURPOSES ONLY AT THIS TIME.

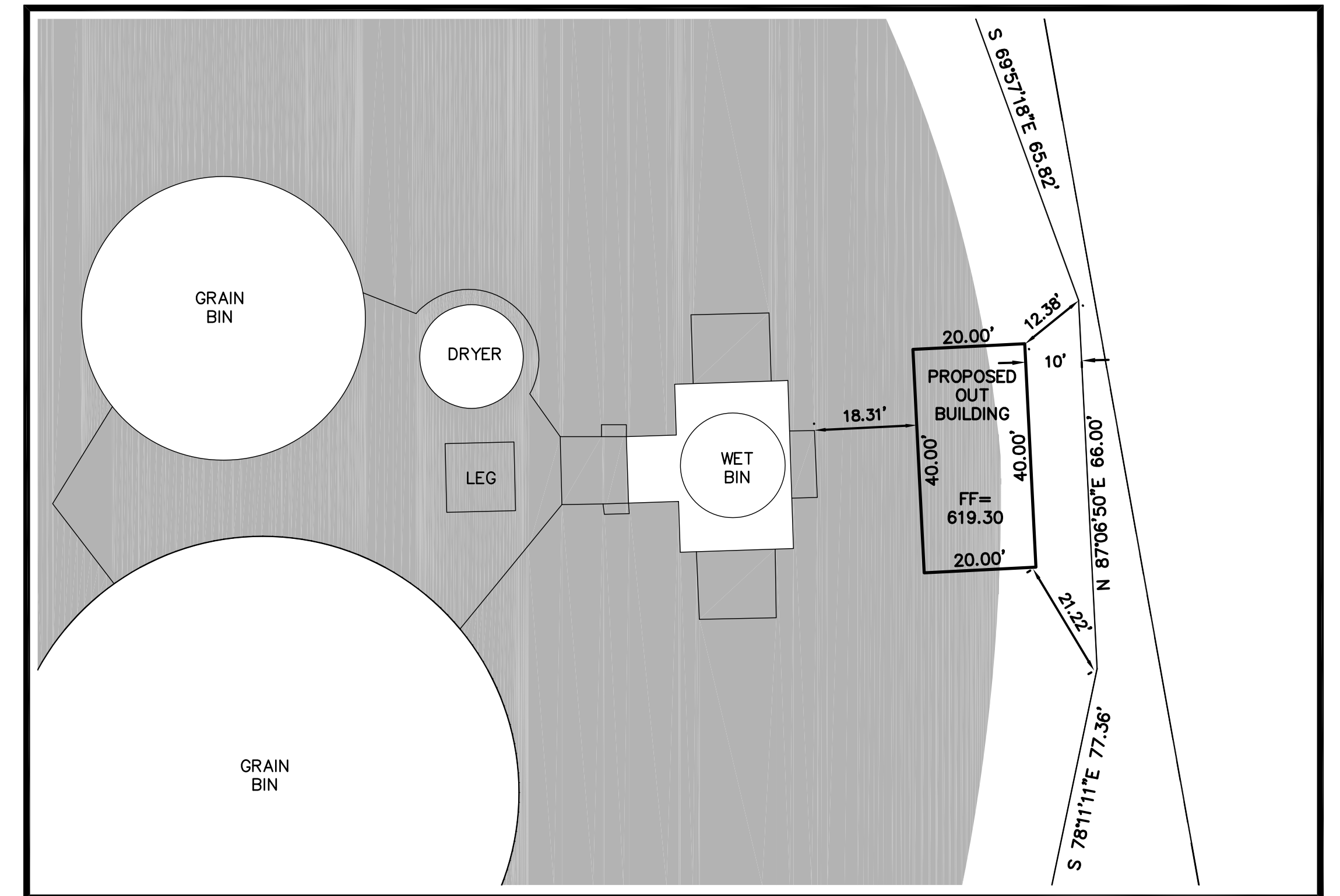
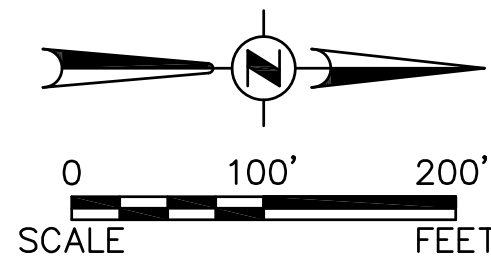
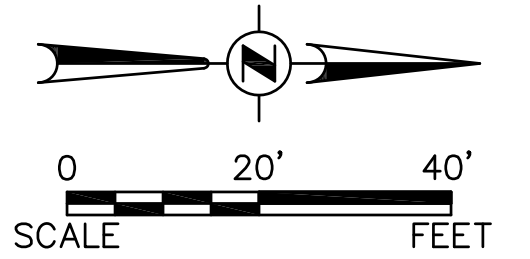
rbac

RB & ASSOCIATES
CONSULTING, INC

4 W MAIN STREET
PLANO, IL 60545
(630) 552-7452

DESIGN FIRM #
184-004475
www.rb-associates.net

**SITE PLAN
FOR
CHS, INC
PROPOSED OUT BUILDING
UNINCORPORATED LISBON TOWNSHIP
KENDALL COUNTY, ILLINOIS**



DETAIL "A"

SITE DATA

TOTAL ACRES	23.13
NUMBER OF PROPOSED PARKING STALLS	—
NUMBER OF REQUIRED PARKING STALLS	—
NUMBER OF PROPOSED HANDICAP PARKING STALLS	—
NUMBER OF REQUIRED HANDICAP PARKING STALLS	—

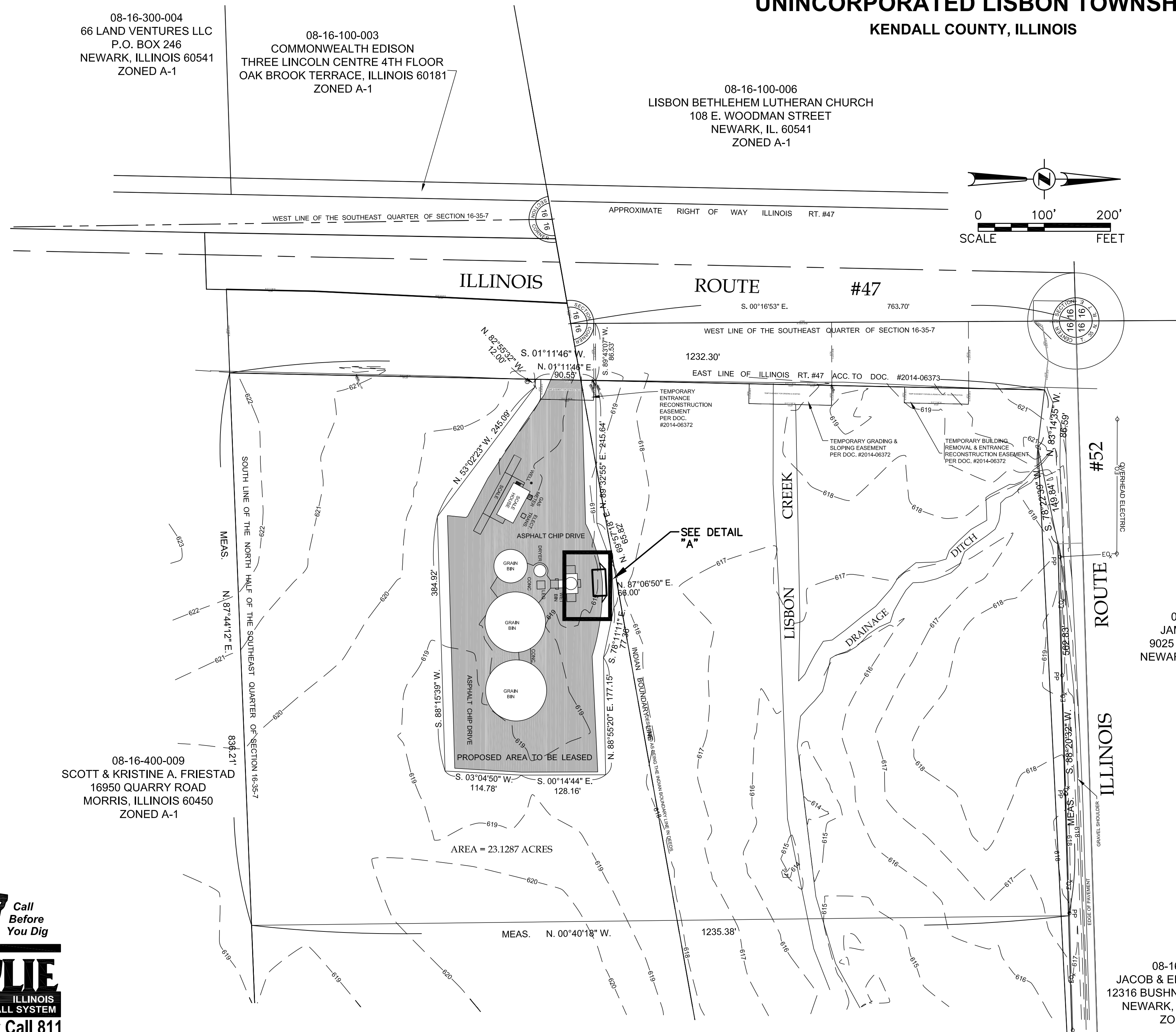
ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED
UNDER MY DIRECT SUPERVISION.

DATED AT SUGAR GROVE, ILLINOIS,

THIS _____ DAY OF _____, 2017.

DAVID R. BURROUGHS
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-045276
EXPIRATION DATE: 11/30/17



08-16-200-011
JAMES T. CLOW
9025 CHICAGO ROAD
NEWARK, ILLINOIS 60541
ZONED B-3

08-16-200-010
JACOB & EMILY FRIESTAD
12316 BUSHNELL SCHOOL RD.
NEWARK, ILLINOIS 60541
ZONED A-1



Plotted: June 21, 2017 @ 1:52 PM By: Jim Schmidt - lab: 01 Site-Cover (22x34)

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Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

CHS INC.
108 N. MAIN STREET
SYCAMORE, ILLINOIS 60178

NO.	DATE	REVISIONS

**CHS INC.
PROPOSED OUT BUILDING
14676 ILLINOIS ROUTE 47**

SITE PLAN

DATE:	JUNE	2017
PROJECT NO:	P17021	
FILE:	P17021-SITE PLAN	
SHEET	1	OF 1



Engineering Enterprises, Inc.

June 27, 2017

14676 Route 47- Description of Proposed Use

CHS-Elburn will utilize the existing site and facilities as they are today – as a country grain elevator. CHS-Elburn and its customer/owners (area farmers) will deliver corn and soybeans to the grain elevator via truck. CHS-Elburn will then direct the grain out of the elevator to be delivered to a destination location – processor, export, etc. Delivery to a destination location will also be via truck – either via a “grain hopper” trailer or a cargo “container” trailer. CHS-Elburn expects the majority of the grain leaving the elevator to be loaded on to a “container” trailer bound for export due to the proximity to the Joliet rail yards. To load the “container” units, CHS-Elburn intends to utilize a portable torpedo type auger system. This will not be an attachment to property. CHS-Elburn also intends to improve the property to provide cover “load out shelter” for this function. Estimated cost for improvement “shelter” to be approx. \$30,000 with potential to be removed after 3-year lease has expired or not renewed. CHS-Elburn does not anticipate any short or long term storage of “container” units. “Container” units will remain attached to trailer with full anticipation they will continue in transit to destination.

CHS-Elburn will lease the site.

Hours of operation:	M-F	7:30 to 5pm
	Saturday	7:30 to Noon during Harvest (October/November)
	Sunday	7:30 to Noon during Harvest (October/November)

Likely for only a few Sundays.

Parking:

We anticipate only 1 to 2 employees on site. Will utilize ample parking that exists. Will not deviate current site.



Applicant: Engineering Enterprises
Contact: Tyler Meyer
Address: 52 Wheeler Road
 Sugar Grove, IL 60554

IDNR Project Number: 1712608
Date: 06/28/2017

Project: 14676 Route 47
Address: 14676 Route 47, Newark

Description: CHS-Elburn intends to improve the property by constructing a "load out shelter" to improve processing and exporting for the grain elevator. The load out shelter will be approximately 20' x 40'.

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, 7E, 16



IL Department of Natural Resources Contact

Keith Shank
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction

IL Environmental Protection Agency
 Amy Dragovich
 1021 North Grand Avenue East
 P.O. Box 19276
 Springfield, Illinois 62794 -9276

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.

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.

Please fill out the following findings of fact to the best of your capabilities. §13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.

The facility is an existing agricultural/grain storage operation. The proposed load out building is to modernize the facility and make it more efficient and it will not change the operation of the site and therefore, will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare of the public.

That the special use will not be substantially injurious to the use and enjoyment of other properties 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.

The proposed load out building is to modernize the facility and make it more efficient and it will not change the operation of the site. The area surrounding the facility will still be used for growing crops and therefore the special use will not be substantially injurious to the use and enjoyment of the other properties in the immediate vicinity nor diminish or impair property values within the neighborhood.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.

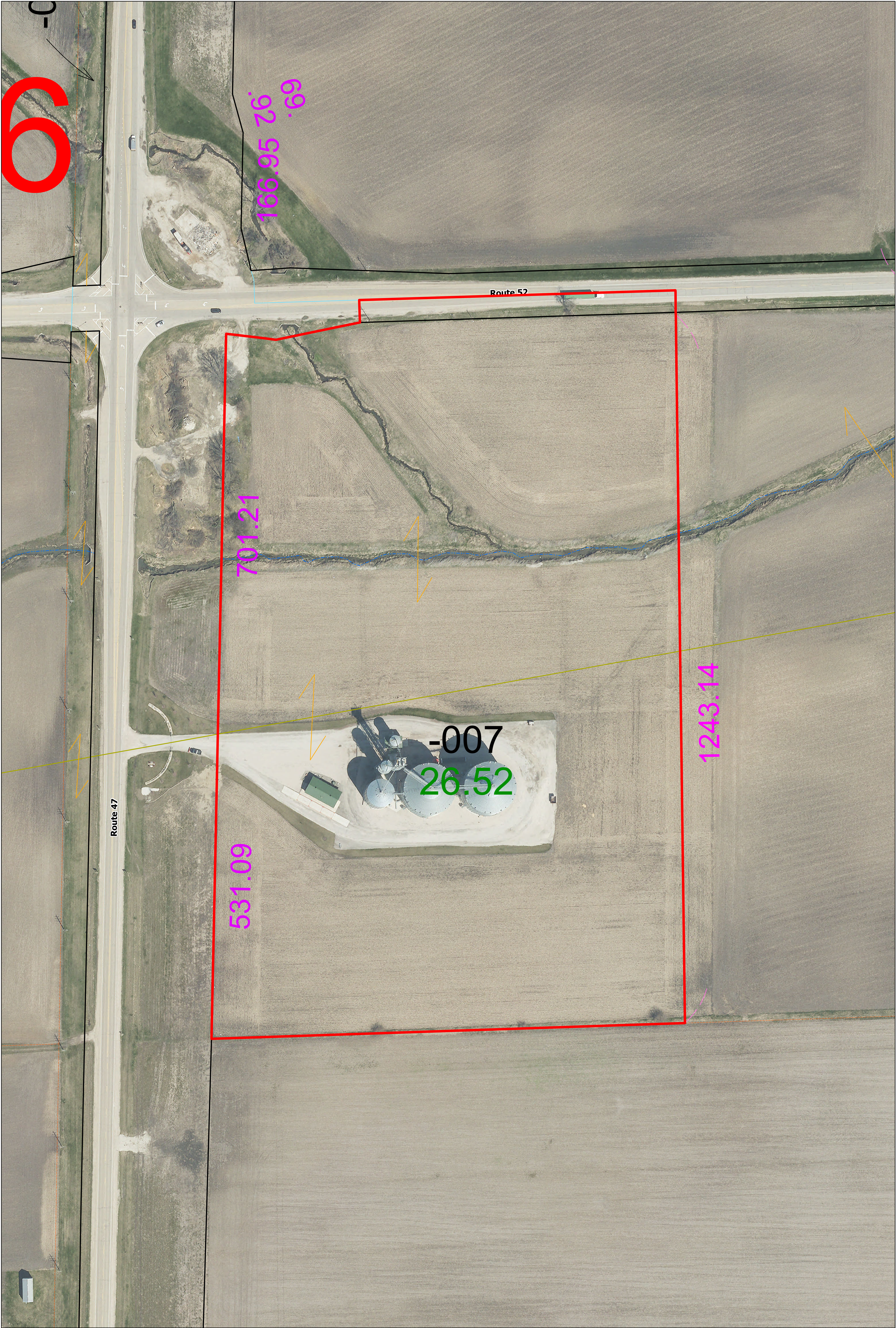
The site has been used for several years as a grain storage facility and has adequate access to IL Route 47. The current access will not be changed and the load out building is an upgrade for the operation of the site so it will improve the efficiency of the grain storage operation.

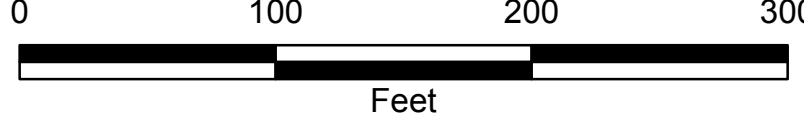
That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer.

The grain storage facility has been in operation at this location for several years and conforms to the applicable regulations of the A-1 zoning district. The load out building is an upgrade for the operation of the site and will improve the efficiency of the grain storage operation.

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.

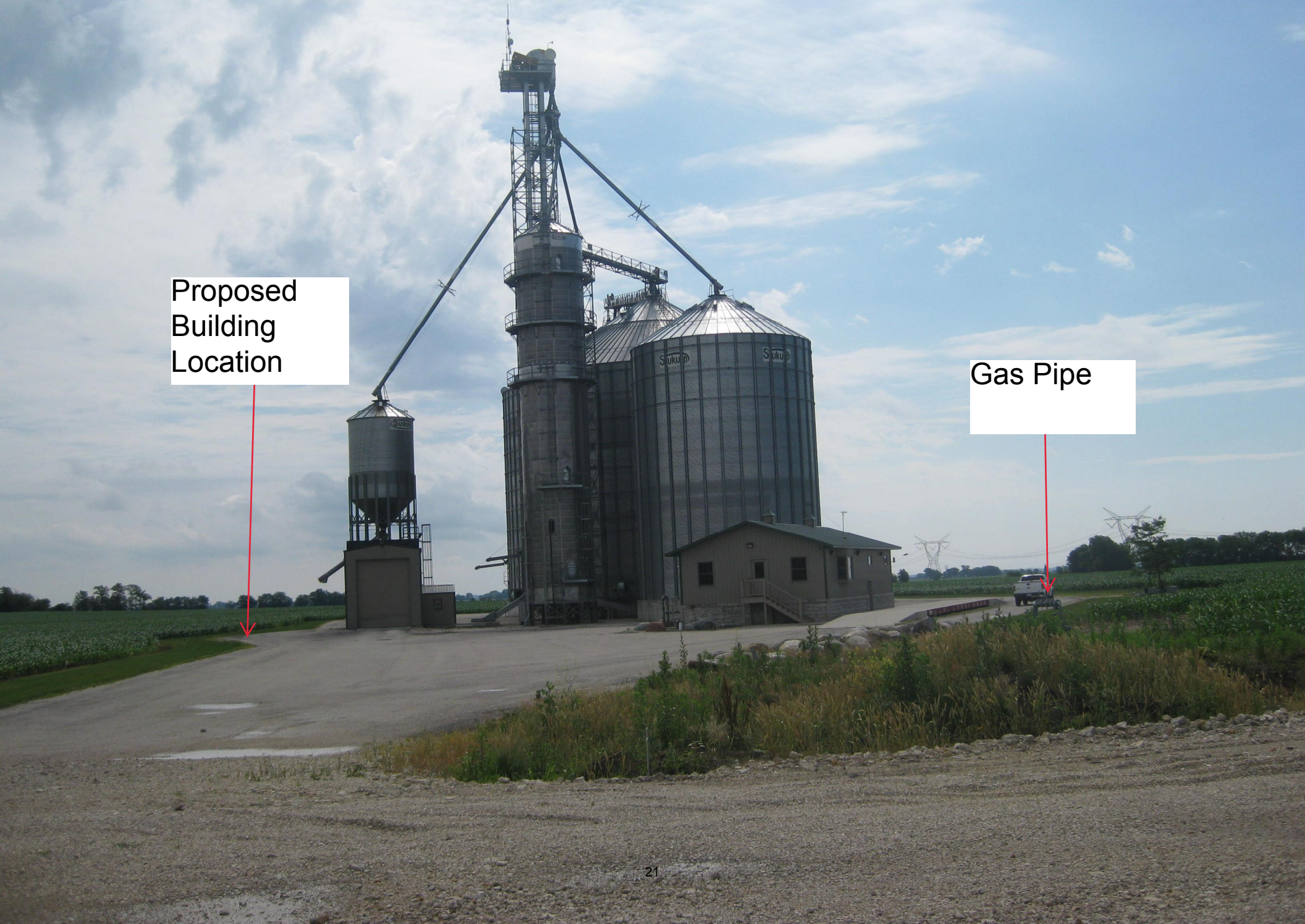
The growing of crops and a grain storage facility are acceptable uses in the A-1 Zoning District and are therefore consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County Plans and policies for this area.



<div><p>Kendall County GIS 111 West Fox Street - Room 309 Yorkville, Illinois 60560-1498 630.553.4030</p></div> <div><p>Aerial: Spring 2016</p></div>	<div><p>08-16-400-007 Lisbon Twp. Kendall County Illinois</p></div>	<div><div><p>N</p></div><div><p>0 100 200 300 Feet</p></div></div> <div><p>1 inch = 75 feet</p></div> <div><p><small>This map is provided as a reference only and is not a legal document. It is not to be used for any purpose other than for reference. The user assumes all liability for any use of this map. The user agrees to hold the County of Kendall harmless from any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be incurred by the user as a result of any use of this map. The user further agrees to hold the County of Kendall harmless from any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be incurred by the County of Kendall as a result of any use of this map.</small></p><p>Created : 06/28/2017</p></div>
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Proposed
Building
Location

Gas Pipe









**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
July 11, 2017 – Meeting Minutes**

Senior Planner Matt Asselmeier called the meeting to order at 9:01 a.m.

Present:

Fran Klaas – Highway Department
Megan Andrews – Soil and Water Conservation District
Jason Langston – Sheriff's Office
Aaron Rybski – Health Department
David Guritz – Forest Preserve
Megan Andrews – Soil & Water Conservation District
Greg Chismark – WBK Engineering, LLC
Brian Holdiman – PBZ Department
Matt Asselmeier – PBZ Department

Absent:

Greg Chismark – WBK Engineering, LLC
Robert Davidson – PBZ Committee Chair

Audience: Tom Knief and David Burroughs

AGENDA

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

MINUTES

Mr. Guritz made a motion, seconded by Mr. Rybski, to approve the June 6, 2017 meeting minutes. With a voice vote of all ayes the motion carried.

PETITION

17-20 CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner) – Special Use Permit to Operate a Grain Storage Facility at 14676 Route 47, Newark (PIN: 08-16-400-007) Southeast Corner of Illinois Route 47 and U.S. 52 in Lisbon Township

Mr. Asselmeier provided a summary of this proposed special use permit. CHS desires to construct a shelter approximately eight hundred (800) square feet in size at a cost of approximately Thirty Thousand Dollars (\$30,000) at the subject property for their operations. The shelter might be removed when the three (3) year lease expires.

Mr. Asselmeier said the petitioners will have to obtain a building permit and are not considered agriculturally exempt.

Mr. Klaas asked why the special use was necessary. Mr. Asselmeier stated the Zoning Ordinance required a special use when a grain storage business is more of an industrial scale and not for an onsite farming operation.

No concerns were expressed regarding the paving material. The apron may be paved as part of the IL 47 widening project.

Ms. Andrews asked if any other buildings were planned for the site. The petitioners responded that no other buildings besides the proposed shelter and existing buildings are planned for the site. The petitioners said they are only leasing the paved area.

The petitioners agreed to the restriction that all containers shall stay connected to chassis. The petitioners also agreed to no overnight storage of the containers.

Mr. Asselmeier read Mr. Chismark's letter. The petitioners are working on obtaining the flow numbers from IDOT to address Mr. Chismark's concerns.

Signage could be placed per the County's Ordinances. A thirty-two square (32) foot sign would be allowed per the Zoning Ordinance. The sign cannot be illuminated.

Since this business operation is a co-op, the petitioners could not guarantee that they will not be working before or after the hours of operation listed in the proposal. Therefore, the consensus was that hours of operation not be included as a restriction because no residential uses are near the site.

Mr. Rybski expressed concerns about the septic system being located under the driveway area.

Deputy Commander Langston asked about additional traffic. No additional traffic is planned that could not be handled by the existing roads. Mr. Klaas encouraged the applicants to restrict their traffic to State highways and not drive on County highways when the containers are full due to weight restrictions.

Mr. Klaas made a motion, seconded by Ms. Andrews, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on July 26th.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

UPDATES OF PETITIONS

Mr. Asselmeier reported that the Delaney Gun Range Case and the Semper Fi, Inc Case were withdrawn by the petitioners.

Mr. Asselmeier reported one (1) special use permit renewal application is being finalized.

OLD BUSINESS

None

NEW BUSINESS

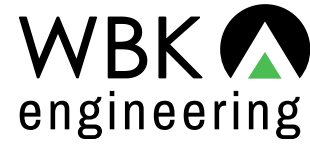
None

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 9:30 a.m., adjourned.



July 10, 2017

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

Subject: CHS Inc and NGH Farms (Route 47 / Lisbon Creek)
Kendall County (WBK Project No. 16-0100)

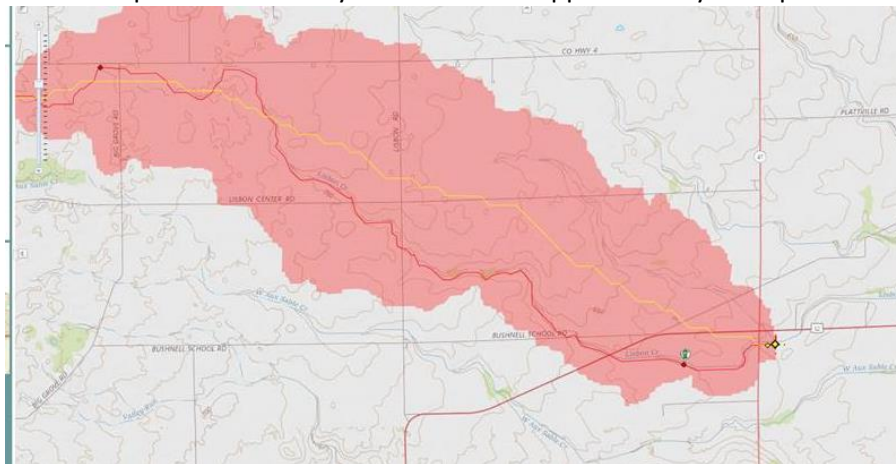
Dear Mr. Asselmeier:

Wills Burke Kelsey Associates, Ltd. (WBK) has reviewed the information submitted for the subject petition. WBK received the following information via e-mail:

- ZPAC Agenda and Special Use petition No. 17-20 including project narrative and site plans.

We have no objection to consideration of this special use conditioned on resolution of the following issue.

- The drainage way (Lisbon Creek) adjacent to the proposed building is of a concern relative to the proposed building. It is recommended that the engineer establish a 100 year water surface elevation in the adjacent channel to ensure the building is elevated and protected. Although the creek is not floodplain the tributary area the site is approximately 7.5 square miles.



Please do not hesitate to contact me directly with any questions or comments at (630) 443-7755.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Chismark".

Greg Chismark, P.E.
Municipal Practice Principal
WBK Engineering, LLC.

WBK Engineering, LLC
WBKEngineering.com



Part of the Mno-Bmadsen Family

St. Charles Office
116 West Main Street, Suite 201
St. Charles, IL 60174
630.443.7755

Aurora Office
8 East Galena Boulevard, Suite 402
Aurora, IL 60506
630.701.2245

Matt Asselmeier

From: David Burroughs [REDACTED]
Sent: Tuesday, July 11, 2017 4:23 PM
To: Matt Asselmeier
Cc: Greg Chismark ([REDACTED]); CO-Elburn, Thomas Knief
Subject: FW: Flood Elevation Report - P17021
Attachments: P17021 Flood Elevation Report.pdf; Waterway Information IDOT 66B84.pdf

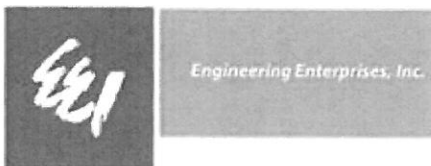
Matt,

The attached report is in response to Greg Chismark's comments from yesterday. I was able to recover the stormwater design from IDOT (see attached) and they had calculated a discharge from the culvert under IL Route 47 of 852 CFS for the 100 year storm event and 1,092 CFS for the 500 year storm. I then created a cross-section at the proposed building location and determined the high water level (HWL) from the 100 year and 500 year storm event at 917.41 and 917.43. The proposed elevation of the building is at 919.30 so almost 2' higher than both storm events. Let me know if you have any further comments.

Thanks,

David R. Burroughs, P.E.
Senior Vice President

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554
Tel. [REDACTED]
Dir. [REDACTED]
Fax [REDACTED]
www.eeiweb.com
[REDACTED]



**Supporting the Communities
We Work and Live In**

From: Tyler Meyer
Sent: Tuesday, July 11, 2017 4:14 PM
To: David Burroughs <[REDACTED]>
Subject: Flood Elevation Report - P17021

Dave

Attached is the floodplain report for P17021

Tyler Meyer, E.I.
Project Engineer

Irregular Section (P17021 Flood Elevation Model.fm8) Report

Label	Solve For	Friction Method	Roughness Coefficient
100YR ELEV	Normal Depth	Manning Formula	0.036
500YR ELEV	Normal Depth	Manning Formula	0.036

Channel Slope (ft/ft)	Water Surface Elevation (ft)	Elevation Range	Discharge (ft ³ /s)
0.00500	617.41	612.00 to 620.62 ft	852.00
0.00500	617.53	612.00 to 620.62 ft	1092.00

Flow Area (ft ²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)
368.80	527.09	0.70	519.00
434.21	547.06	0.79	538.98

Normal Depth (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)
5.41	2.97	0.01590	2.31
5.53	5.19	0.02346	2.51

Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
0.08	5.49	0.48	Subcritical
0.10	5.63	0.49	Subcritical



Cross Section for 100YR ELEV

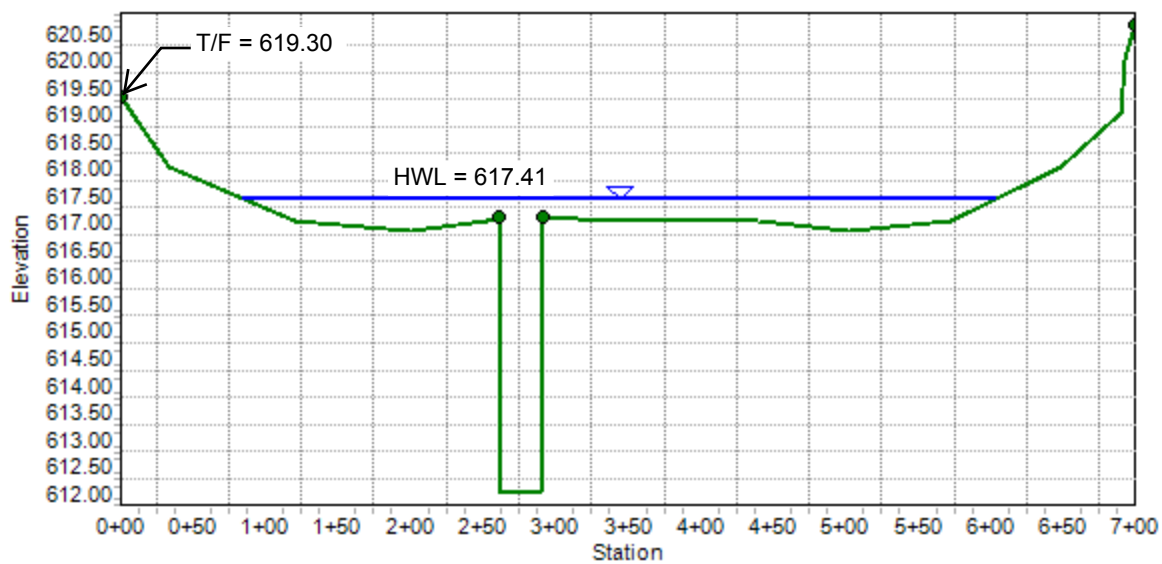
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00500	ft/ft
Normal Depth	5.41	ft
Discharge	852.00	ft ³ /s

Cross Section Image



Cross Section for 500YR ELEV

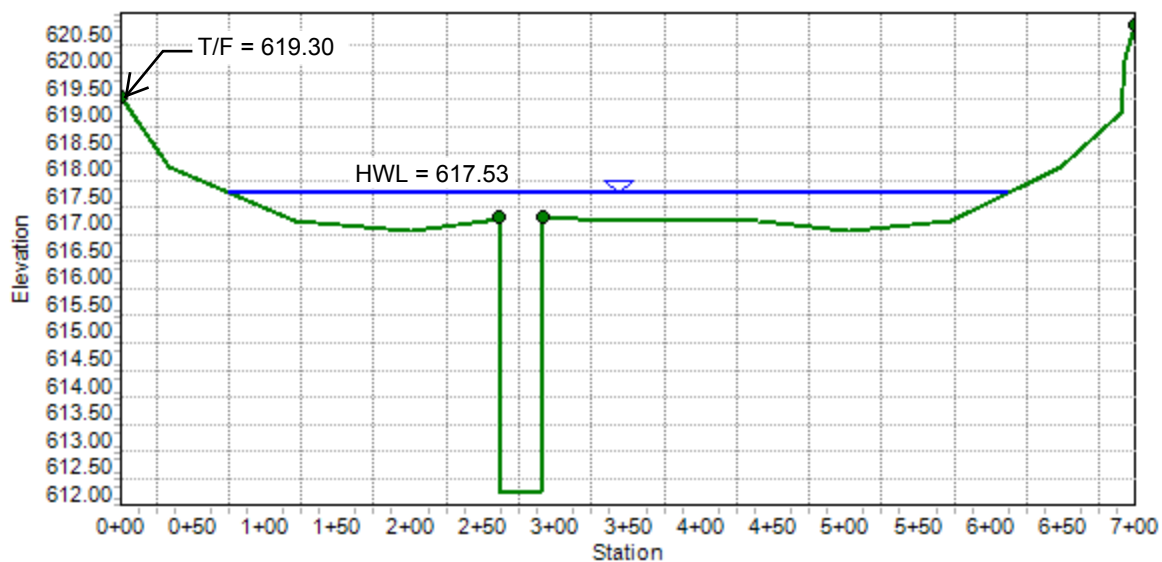
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00500	ft/ft
Normal Depth	5.53	ft
Discharge	1092.00	ft ³ /s

Cross Section Image



No Salvage.

1. General Plan & Elevation
2. General Data
3. Culvert Details
4. Soil Borings

2012 AASHTO LRFD Bridge Design Specifications,
6th Edition

Allow 50#/sq. ft. for future wearing surface.

$f'_c = 3,500 \text{ psi}$
 $f_y = 60,000 \text{ psi (Reinforcement)}$

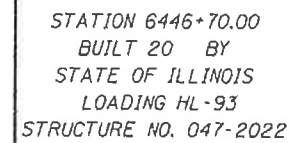
$f'_c = 5,000 \text{ psi}$
 $f_y = 60,000 \text{ psi (Reinforcement)}$
 $f_y = 65,000 \text{ psi (Welded Wire Fabric)}$

Layout of the slope protection system may be varied to suit ground conditions in the field as directed by the Engineer.

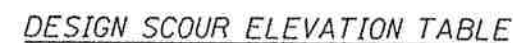
The last section of precast culvert on each end shall have reinforcing bars extending from the precast culvert to be incorporated into the cast-in-place end sections as shown on sheet 3 of 4.

Precast concrete box culverts shall conform to the design requirements of ASTM C1577.

STRUCTURE NO. 047-2022



(Dimensions at Rt L's to \mathbb{C} Roadway, unless noted otherwise)
(Looking North)

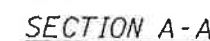


Design Scour Elevation (ft.)	U.S. Invert	D.S. Invert
	609.15	608.84

Drainage Area = 5.01 sq mi				Exist. Low Grade Elev. 623.54 Prop. Low Grade Elev. 624.19					
Flood	Freq. Yr.	Q C.F.S.	Opening Sq. Ft.		Head - Ft.		Headwater Elev.		
			Exist.	Prop.	Exist.	Prop.	Exist.	Prop.	
	10	501	116	115	618.8	0.3	0.3	619.1	619.1
Design	50	751	122	124	619.3	0.9	0.9	620.2	620.2
Base	100	852	122	126	619.5	1.2	1.2	620.7	620.7
Overtopping	-	-	-	-	-	-	-	-	-
Max. Calc.	500	1092	122	126	619.8	2.1	2.0	621.9	621.8

10 year velocity through Existing Structure = 4.3 fps
10 year velocity through Proposed Structure = 4.4 fps

ITEM	UNIT	TOTAL
Porous Granular Embankment	Cu. Yd.	72
Stone Riprap, Class A4	Sq. Yd.	83
Filter Fabric	Sq. Yd.	83
Removal of Existing Structures No. 4	Each	1
Reinforcement Bars	Pound	9510
Name Plates	Each	1
Concrete Box Culverts	Cu. Yd.	54.2
Precast Concrete Box Culvert 9'x7'	Foot	282.5
*Membrane Waterproofing for Culverts	Sq. Yd.	395



*Waterproofing membrane shall cover the top surface of the culvert, including the top and inside face of edge beams at stage lines, and extend 6 inches up the inside face of the headwall. For precast box culverts, the waterproofing membrane shall cover the top 1 foot of the outside face of the sidewalls. For cast in place box culverts, the waterproofing membrane shall extend to 6 inches below the construction joint between the culvert sidewall and the top slab on the outside face of the sidewalls.



Vincent P. Tabor 7/14/2014

Vincent P. Tabor
Licensed Structural Engineer
State of Illinois No. 081-007047
Expires 11/30/2014

Date

REVISED	USER NAME	DESIGNED
REVISED	FILE NAME	CHECKED
REVISED	PLOT SCALE	DRAWN
REVISED	PLOT DATE	CHECKED

LE LIN ENGINEERING, LTD.
Consulting Engineers
Springfield, Illinois

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

GENERAL PLAN & ELEVATION
STRUCTURE NO. 047-2022

SHEET NO. 1 OF 4 SHEETS

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
326	(109, 110)R-1	KENDALL	619	376
CONTRACT NO. 66884				
ILLINOIS FED. AID PROJECT				

Matt Asselmeier

From: Greg Chismark [REDACTED]
Sent: Thursday, July 13, 2017 7:57 AM
To: David Burroughs; Matt Asselmeier
Cc: CO-Elburn, Thomas Knief
Subject: RE: Flood Elevation Report - P17021

Dave,

Thanks. This report and the detail are perfect. I appreciate your quick response. The only comment I have is the basis for the channel slope at 0.5%. The culvert under IL 47 is at 0.2% and the Streamstats data indicates a slightly flatter slope. If you have information to verify the 0.5% then just note that. If not, quickly run the channel at 0.2% and see what that does to the water surface elevation. I suspect it will work fine but that may be a better representation of freeboard.

Thanks,

Greg

Greg Chismark P.E.

Municipal Practice Principal

WBK Engineering, LLC

116 West Main Street, Suite 201, St. Charles, Illinois 60174

P: 630.333.1111 D: 630.333.1112

www.wbkengineering.com | Mediating the Built & Natural Environments | **Part of the Mno-Bmadsen Family**

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From: David Burroughs [mailto:[REDACTED]]
Sent: Tuesday, July 11, 2017 4:23 PM
To: Matt Asselmeier <masselmeier@co.kendall.il.us>
Cc: Greg Chismark <[REDACTED]>, CO-Elburn, Thomas Knief <[REDACTED]>
Subject: FW: Flood Elevation Report - P17021

Matt,

The attached report is in response to Greg Chismark's comments from yesterday. I was able to recover the stormwater design from IDOT (see attached) and they had calculated a discharge from the culvert under IL Route 47 of 852 CFS for the 100 year storm event and 1,092 CFS for the 500 year storm. I then created a cross-section at the proposed building location and determined the high water level (HWL) from the 100 year and 500 year storm event at 917.41 and 917.43. The proposed elevation of the building is at 919.30 so almost 2' higher than both storm events. Let me know if you have any further comments.

Thanks,

David R. Burroughs, P.E.
Senior Vice President

Engineering Enterprises, Inc.

Matt Asselmeier

From: Greg Chismark [mailto:greg.chismark@wbk-engineering.com]
Sent: Friday, July 14, 2017 7:19 AM
To: David Burroughs
Cc: Matt Asselmeier
Subject: RE: 14676 Route 47 Newark - Flood Elevation Report

Thank you Dave. All looks good on this.
Greg

Greg Chismark P.E.
Municipal Practice Principal

WBK Engineering, LLC
116 West Main Street, Suite 201, St. Charles, Illinois 60174
P: 630.443.7755 D: 630.338.8527

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From: David Burroughs [mailto:david.burroughs@eeiweb.com]
Sent: Thursday, July 13, 2017 10:21 AM
To: Greg Chismark <greg.chismark@wbk-engineering.com>
Subject: FW: 14676 Route 47 Newark - Flood Elevation Report

Greg,

Here is the calculation for a 0.2% slope. The slope of 0.50% was calculated using the average distance between the bounding contours shown on the topo. But either way we are well above the 100 year flood elevation.

David R. Burroughs, P.E.
Senior Vice President

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554
Tel. [REDACTED]
Dir. [REDACTED]
Fax [REDACTED]
www.eeiweb.com
[REDACTED]

Attachment 15

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois*

Unapproved Meeting Minutes of July 26, 2017

Chairman Ashton called the meeting to order at 7:01 p.m.

ROLL CALL

Members Present: Bill Ashton, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Budd Wormley and Angela Zubko

Staff Present: Matthew H. Asselmeier, Senior Planner

Members Absent: Roger Bledsoe and Claire Wilson

In the Audience: David Burroughs and Jeff Neisler

APPROVAL OF AGENDA

Mr. Nelson made a motion, seconded by Mr. Wormley, to approve the agenda as presented. With a voice vote of all ayes, the motion carried.

APPROVAL OF MINUTES

Mr. Wormley made a motion, seconded by Mr. Casey, to approve the June 28, 2017 minutes. With a voice vote of all ayes, the motion carried.

PETITION

17-20 CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner)

Mr. Asselmeier summarized the request. CHS, Inc. desires to lease the paved area from the current owners for a period of three (3) years. CHS, Inc. would like to construct an approximately eight hundred (800) square foot shelter on the north side of the dryer building. The anticipated cost of the shelter is approximately Thirty Thousand Dollars (\$30,000) and the shelter could be removed at the end of the lease. CHS, Inc. will deliver and receive corn and soybeans by truck at the property. The crops will be sent to market via “grain hopper” trailer or “container” trailer.

The area around the subject property is used agriculturally and all of the adjoining properties are zoned A-1 with the exception of the property to the north which is zoned B-3.

Neither Lisbon Township nor the Village of Lisbon submitted comments regarding this proposal. ZPAC unanimously recommended approval of the proposal.

The existing structures on the property were allowed for personal use only; discussion occurred regarding change of occupancy.

Chairman Ashton asked about the relocation of the ingress/egress point to the south property line; the site plan does not show this information. Mr. Burroughs said a revised site plan showing the new ingress/egress point does not exist.

Mr. Nelson asked why the entire property would be granted a special use. The petitioner said that they would only lease the paved area. Mr. Asselmeier noted that any amendments to the site plan would have to be approved by the County.

Mr. Wormley asked if the area by the creek would be farmed. Mr. Neisler said that everything that is farmed today will continue to be farmed.

No access off of U.S. 52 is planned.

Extensive discussion occurred regarding the routing of trucks onsite. There will be a left turn lane on southbound Route 47 after construction is finished. Concerns about traffic backups on Route 47 were expressed by several Commissioners; Commissioners desired a site plan that more accurately explained the traffic flow. The petitioners said that staging would occur onsite; the scale situation will be a bottleneck. Trucks will circle to get weighed, dump their loads or obtain their loads, get weighed again and then circle the property again to leave.

Mr. Rodriguez asked about the number of trucks backed up on Route 47. Mr. Neisler said that trucks would not be backed up on Route 47, if CHS was doing its job. Mr. Neisler said that they would try to schedule drop-offs and pick-ups to reduce the chance of backups.

Mr. Neisler said that the facility can dump ten thousand (10,000) bushels per hour. Intake will be reduced depending on moisture content of crops and ability of dryer.

Mr. Casey asked where the grain that they plan to receive currently goes. Who were they taking business from? Grainco was the consensus answer.

Discussion occurred regarding having the special use go with the land, with a specific entity or for a set timeframe. Mr. Asselmeier advised that a timeframe be set instead of connecting the special use permit with a certain entity or owner. The consensus was that a one (1) year timeframe would be appropriate given the construction on Route 47 and the potential changes to the site plan. The application fee should be waived.

The petitioners said that they hoped to be operational by September 1st; they would start working on the property at the beginning of September. The lease is subject to obtaining approval of the special use permit.

Mr. Asselmeier stated that according to County Highway Engineer Fran Klaas the Route 47 project should be completed in fall or winter 2018.

Mr. Wormley asked how much time would elapse from the time trucks enter the property to the time they leave. Mr. Neisler responded three (3) minutes.

Discussion occurred regarding the ticket delivery system.

Ms. Zubko made a motion to recommend approval of the petition with the addition of the following restrictions:

1. The business allowed by this special use permit shall secure certificates of occupancy for all structures existing and planned for the site prior to the commencement of operations.
2. The special use permit granted by this ordinance shall be effective for one (1) year commencing on the date of approval of this ordinance. Upon the conclusion of the one (1) year timeframe, the special use

permit shall cease. The petitioner may apply to renew the special use permit prior to the expiration of the special use permit if they provide an updated site plan and traffic pattern at the time of the application submission. (The Kendall County Regional Planning Commission recommends that the renewal fee of One Thousand, One Hundred Fifty-Five Dollars (\$1,155) be waived).

Mr. Nelson seconded the motion.

The representatives from CHS agreed to the addition of the above proposed restrictions.

Yes – Ashton, Casey, Nelson, Rodriguez, Shaw, Wormley and Zubko (7)

No – None

Absent – Bledsoe and Wilson (2)

The motion passed. This proposal will go to the Special Use Hearing Officer on July 31, 2017 at 7:00 p.m.

OLD BUSINESS

Letter to Kendall County State's Attorney's Office RE: Forest Preserve Compliance with the Kendall County Zoning Ordinance

Mr. Asselmeier presented a letter from State's Attorney Eric Weis stating that forest preserves are exempt from local zoning regulations and Mr. Weis considers this matter closed. Mr. Nelson will email Mr. Asselmeier the Attorney General's opinion referenced in Mr. Weis' letter; Mr. Asselmeier will email the opinion to the other Commissioners.

NEW BUSINESS

Mr. Asselmeier stated that, pending the outcome of the ZPAC meeting, there will be three (3) petitions on the August agenda.

The Commission requested Staff to investigate an alleged banquet facility on U.S. 52 between Jughandle Road and Arbeiter Road.

Discussion occurred about evaluating the number and type of special uses in the A-1 Zoning District.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OTHER BUSINESS/ANNOUNCEMENTS

The Commission's concerns for the property on Ashley Road south of Plattville and the swimming pool at the house on Grove Road north of Chicago Road were discussed.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

ADJOURNMENT

Mr. Wormley made a motion, seconded by Mr. Shaw, to adjourn. With a voice vote of all ayes, the motion carried. The Kendall County Regional Planning Commission meeting adjourned at 8:14 p.m.




Respectfully submitted by,
Matthew H. Asselmeier, AICP
Senior Planner

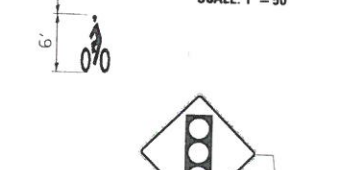
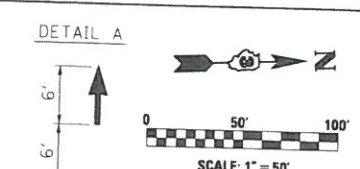
KENDALL COUNTY

ZONING BOARD OF APPEALS &/or HEARING OFFICER

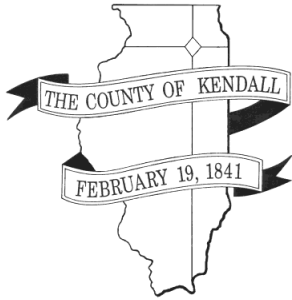
July 31, 2017

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

NAME	ADDRESS	SIGNATURE
Don Kramer 17-17	1107 A S Brady Yorkville Ill	
David Burroughs	52 Wheeler Rd. Sugar Grove,	
Jeff Neulen	200 North 4th Ave N Morris IL	



FILE NAME :	USER NAME : bdecrease	DESIGNED - SL	REVISED -	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION IL RTE. 47 PAVEMENT MARKING AND SIGNING PLANS	SCALE: 1"=50'	SHEET NO. 7 OF 20 SHEETS	STA. 6432+00 TO STA. 6462+00	F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
V:\3195\66B84 (North Section)\CADD Sheets\0366B84-shr-pmk-07.dgn	DRAWN - SL	REVISED -	326					(109, 110)R-1	KENDALL	619	320	
PLOT SCALE : 100,0000' / 1" =	CHECKED - ST	REVISED -	CONTRACT NO. 66B84									
PLOT DATE : 7/14/2014	DATE : 7/01/2014	REVISED -	ILLINOIS FED. AID PROJECT									



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 17-19**Pulte Group Representing Dave Hamman****M-2 Special Use – Renewal of a Special Use Permit for an Off-Premise Advertising Sign at the Northeast Corner of Route 34 and Hafenrichter (Farnsworth)****INTRODUCTION**

In December 2004, through Ordinance 2004-43, the Kendall County Board approved a special use permit for the placement an off-premise advertising sign at the subject property. Restriction Number 1 of the special use permit required the owner to either remove the sign or to renew the special use permit every three (3) years. Centex no longer owns the sign and the petitioner desires to renew the special use permit.

This proposal only applies to the sign pictured in the various attachments; this proposal does not apply to the larger billboard located on 03-01-127-004.

SITE INFORMATION

PETITIONER Pulte Group Representing Dave Hamman

ADDRESS No Address Has Been Assigned to the Sign

LOCATION Northeast Corner of Route 34 and Hafenrichter (Farnsworth)



TOWNSHIP Oswego

PARCEL # 03-01-127-006 and 03-01-127-004

LOT SIZE 42.39 acres (Sign is on a small portion of the property.)

EXITING LAND USE Agricultural

ZONING M-2 Heavy Industry District with a Special Use Permit (Off-Premise Sign)

LRMP	Land Use	County: Suburban Residential (Max 1 DU/Acre) City of Aurora:
	Roads	Route 34 is maintained by IDOT Hafenrichter/Farnsworth is a Local Road Maintained by Oswego Township
	Trails	None
	Floodplain/ Wetlands	There are no wetlands or floodplain on the property.

REQUESTED ACTION Renewal of the Special Use Permit Awarded by Ordinance 2004-43 Granting a Special Use Permit for an Off-Premise Advertising Sign at the Subject Property

APPLICABLE REGULATIONS Section 12.06.A – Signs – General Standards
Section 12.12 – Signs – Special Use Signs: Commercial off-premise advertising structures may be permitted via a special use only in the M-2 and M-3 Manufacturing Districts.

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Industrial	M-2 SU	Low Density Residential (0-5 du/acre) (Aurora)	Aurora, Kane County, DuPage County and M-2 SU
South	Commercial/Residential	Aurora (B-2(S), R-1(S) and R-5(S))	Low Density Residential (0-5 du/acre) and Commercial (Aurora)	Aurora and R-3
East	Agricultural/Residential	Aurora (R-1(S) and R-5(S))	Low Density Residential (0-5 du/acre) and Medium Density Residential (6-10 du/acre) (Aurora)	Aurora, Will County and A-1
West	Residential	Aurora (R-5(S))	Commercial, Light Industrial and Industrial (Aurora)	Aurora, M-1 SU and B-3

PHYSICAL DATA

ENDANGERED SPECIES REPORT

Not Required

NATURAL RESOURCES INVENTORY

Not Required

ACTION SUMMARY

OSWEGO TOWNSHIP

Petition information was sent to Oswego Township 7.17.17. On 7.25.17, Oswego Township expressed no opposition to this proposal (See Attachment 8).

CITY OF AURORA

Petition information was sent to the City of Aurora 7.17.17. Historically, the City of Aurora has opposed the placement of the sign at this location.

ZPAC

ZPAC met on this matter on 8.1.17. The Committee's only concern was the placement of the sign in relation to the property line; ZPAC did not have the placemen information. According to the Petitioner, the sign was going to be five feet (5') from the property line (See Attachment 3). Per Section 12.06.A.2, the sign must be ten feet (10') from the property line. The petitioner agreed to move the sign the additional five feet (5') from the property line (See Attachment 3A and 9). ZPAC minutes are included as Attachment 10.

KENDALL COUNTY REGIONAL PLANNING COMMISSION

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on 8.23.17. They recommended unanimously recommended approval of the proposal; the minutes of this meeting are included as Attachment 11.

GENERAL INFORMATION

The sign is twelve feet by sixteen feet (12' X 16') in size. There will be fourteen feet (14') from the ground to the top of the sign. Renderings of the sign and the petitioner's application (including lease and findings of fact) are included as Attachment 1.

The petitioner desires to renew the special use permit awarded by Ordinance 2004-43 with the no changes to the restrictions imposed by the Ordinance. Ordinance 2004-43 is included as Attachment 2.

Upon review of the application, Staff discovered that the sign was located on the right-of-way. The petitioners agreed to move the sign

The restrictions imposed by Ordinance 2004-43 include:

1. The sign will be removed or Centex Homes will apply to renew their special use in three (3) years from the date of this ordinance.
2. The sign will not be illuminated.
3. The advertising on the sign is restricted to Centex Homes' Development.
4. The appearance of the signs were included as Exhibits A and B in Ordinance 2004-43.

In addition to the above restrictions, Staff requested that the special use permit for an outdoor advertising structure at the parcel identified by PIN 03-01-127-004 be removed. This parcel was part of the property at the time of the special use permit application in 2004 and is no longer needed as it relates to this special use permit. The petitioner agreed to this request. This special use permit only applied to the Centex Homes sign and did not apply to the other billboard currently located on PIN 03-01-127-004.

Pursuant to Section 12.06.A.4, real estate and development signs may be located offsite for a period not to exceed two (2) years, provided a special use permit is issued.

Pictures of the sign and neighborhood are included as Attachments 4-7.

BUILDING CODES

Since the sign was relocated from its original location, a building permit would be required.

ACCESS

Not Applicable

TRAILS

Would like input from the City of Aurora on this matter.

PARKING

Not Applicable

LIGHTING

The sign will not be illuminated.

SIGNAGE

Not Applicable

SCREENING

Not Applicable

STORMWATER

No portion of the property is in a flood area and no wetlands exist on the property. No stormwater issues are anticipated by the proposal.

EASEMENTS

No easements are believed to be impacted by the proposed sign.

FINDINGS OF FACT

*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. **Provided that the sign is placed in a location in compliance with Section 12 of the Kendall County Zoning Ordinance, the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the public.***

*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, the proposed special use will not negatively impact adjoining properties.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.***

*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. **True, the proposed special use shall conform to the applicable regulations of the district.***

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. True, the proposed special use is consistent with the purposes and objectives of the Land Resource Management Plan.

RECOMMENDATION

If approved, Staff recommends the following conditions be included in the approving special use ordinance:

1. The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval ordinance.
2. The sign will be removed or Pulte Group (or their successors) will apply to renew their special use in **two (2)** years from the date of approval of this ordinance by the County Board.
3. The sign will not be illuminated.
4. The advertising on the sign is restricted to Pulte Group's residential development.
5. The special use permit awarded by Ordinance 2004-43 to the property identified by Parcel ID Number 03-01-127-004 for an off-premise advertising structure is revoked with the adoption of this ordinance.
6. The owners of the off-premise advertising structure allowed by this special use permit shall obtain a building permit for the structure.
7. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
8. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
9. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

ATTACHMENTS

1. Application (Including Renderings and Applicant's Findings of Fact)
2. Ordinance 2004-43
3. Aerial of Sign Relocation and 3A Revised Aerial of Sign Relocation
4. Sign Original Location
5. New Sign Location
6. Bank South of Location
7. Southwest Corner of Intersection
8. 7.25.17 Oswego Township Email
9. 8.1.17 Lawson Email
10. 8.1.17 ZPAC Minutes
11. 8.23.17 KCRPC Minutes.



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 Heather Lawson		
CURRENT LANDOWNER/NAME(s) Dave Hamman		
SITE INFORMATION ACRES 42.39	SITE ADDRESS OR LOCATION SE Corner Hafenrichter and Route 34	ASSESSOR'S ID NUMBER (PIN) PIN 03-01-127- 006
EXISTING LAND USE	CURRENT ZONING M2	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply): <input checked="" 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 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 Heather Lawson	PRIMARY CONTACT MAILING ADDRESS 1900 E Golf Rd, Ste 300, Schaumburg 60173	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER #(Cell, etc.) [REDACTED]
²ENGINEER CONTACT NA	ENGINEER MAILING ADDRESS NA	ENGINEER EMAIL NA
ENGINEER PHONE # NA	ENGINEER FAX # NA	ENGINEER OTHER # (Cell, etc.) NA
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]	DocuSigned by: [REDACTED] F3FDfE3993FB4ED...	DATE 6/8/2017

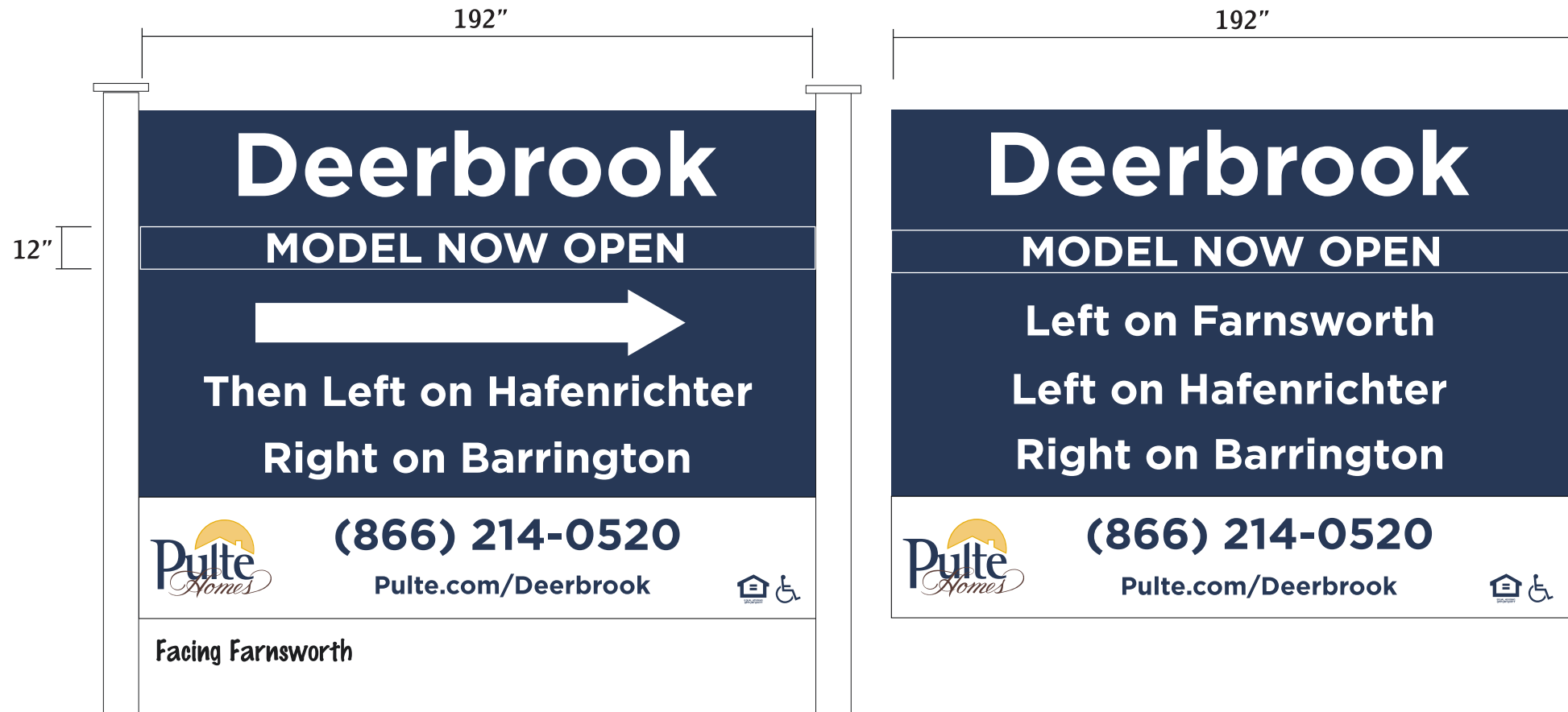
FEE PAID:\$ _____
CHECK #: _____

¹Primary Contact will receive all correspondence from County

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

12'x16' Double Sided Informational Billboard.
NE Corner OF Fransworth & Ogden In Aurora.

192 SQ. FT.



12"x192" Single Sided Model Now Open Patch.
3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy.
Qty: 2

Sign is not illuminated. Sign is 12' tall with 2' tall posts= 14' from ground to top of sign. Sign is 16' wide. 3/8" MDO Painted Ronan Dark Blue w/ White, Duranodic Bronze and Digital Vinyl. MDO Mounted to 2 White Wooden 10" x 10" columns.

Approval Signature _____

SIGNSNOW 426 W. Fifth Ave.
Naperville, IL. 60563

Phone: 630-357-2300
Fax: 630-357-3977

signsnow215@gmail.com

BILLBOARD LEASE AGREEMENT

Lessee:

Pulte Home Corporation
1900 E. Golf Road, Suite 300
Schaumburg, IL 60173
Contact: Heather Diehl, Marketing Manager
Ph: [REDACTED]
Fax: [REDACTED]

Lessor:

NGH Farms, LLC
Attn: Dave Hamman
6110 Illinois 71
Oswego, IL 60543
Ph: [REDACTED]
Fax 1: [REDACTED]
Fax 2: [REDACTED]

Sign Location: Northeast Corner of Farnsworth and Ogden avenues, in unincorporated Kendall County, Illinois

Sign Information: 12' X 16' double face sign

Terms of Contract

1. Sign owner to maintain sign structure.
2. Contract term of 12 months starting July 1, 2016. Renewable for additional time as needed and agreed upon by Lessee and Lessor.
3. Advertiser and property owner have a mutual cancellation policy with 30 days written notice.
4. Rent: \$800.00 per month payable monthly for double face sign. Installation and maintenance of faces shall be the sole responsibility of Lessee during the duration of the lease agreement. Agreement is null & void if sign location is deemed illegal.

I HAVE READ AND UNDERSTAND THE LEASE AGREEMENT STATED ABOVE

AUTHORIZED SIGNATURES

Signature of Pulte Home Corporation

Date

[REDACTED]
Signature of Lessor

July 1, 2016
Date

Please fill out the following findings of fact to the best of your capabilities. §13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.

That the special use will not be substantially injurious to the use and enjoyment of other properties 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.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.

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.

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.

03-01-127-006

03-01-200-012

03-01-127-004

State of Illinois
County of Kendall

Zoning Petition
#0457

ORDINANCE NUMBER 2004 - 43
GRANTING SPECIAL USE
SOUTHEAST CORNER OF HAFENRICHTER AND ROUTE 34

WHEREAS, Centex Homes filed a petition for a Special Use within the M-2 district, for property generally located at the intersection of Hafenrichter and Route 34 in Oswego Township; and

WHEREAS, said petition is to allow an off-premise advertising sign, as provided in Sections 12.11 and 12.12 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned M-2: Manufacturing; and

WHEREAS, said property is legally described as follows:

Part of the north half of Section 1, Township 37 North, Range 8 East of the Third Principal Meridian in Oswego Township Kendall County Illinois

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 Special Use Hearing Officer; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

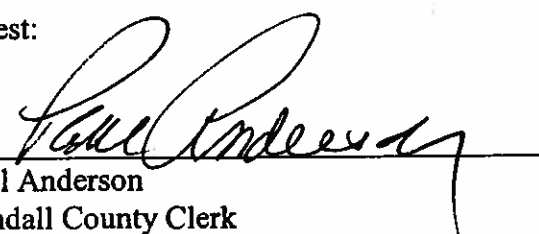
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a SPECIAL USE PERMIT to permit an off-premise advertising sign on the subject parcel as depicted in Group Exhibits "A" and "B" attached hereto and made a part hereof, subject to the following conditions:

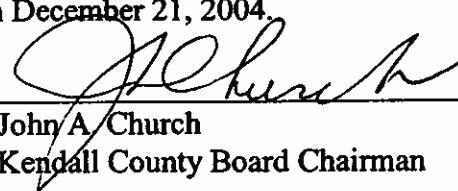
1. The sign will be removed or Centex Homes will apply to renew their special use in three years from the date of this ordinance.
2. The sign will not be illuminated; and
3. The advertising on the sign is restricted to Centex Homes' developments.

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

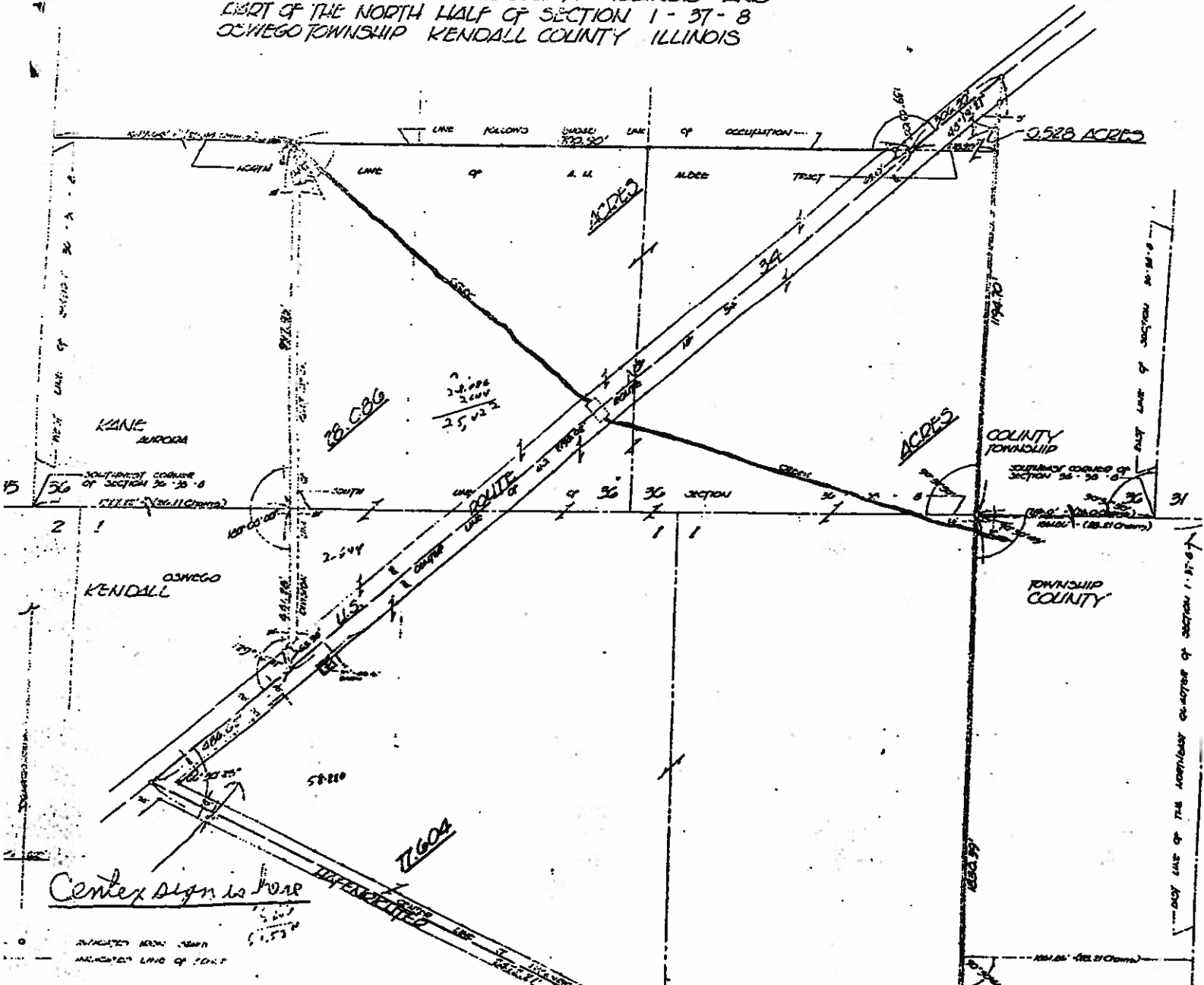
IN WITNESS OF, this ordinance has been enacted on December 21, 2004.

Attest:


Paul Anderson
Kendall County Clerk


John A. Church
Kendall County Board Chairman

PART OF THE SOUTH HALF OF SECTION 36-38-8
AURORA TOWNSHIP KANE COUNTY ILLINOIS AND
EAST OF THE NORTH HALF OF SECTION 1-37-8
OSWEGO TOWNSHIP KENDALL COUNTY ILLINOIS



State of Illinois)
County of Kane)

This is to certify that we, Donahue and Thornhill, Illinois Registered Land Surveyors, have surveyed that part of the South Half of Section 36, Township 38 North, Range 8 East of the Third Principal Meridian and part of the North Half of Section 1, Township 37 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the southeast corner of said Section 36; thence westerly along the south line of said Section 36, 1716.0 feet (26.00 chains) for a point of beginning; thence northerly parallel with the east line of said Section 36, 1796.70 feet to the center line of U.S. Route No. 36; thence southeasterly along said center line 306.50 feet to the north line of a tract of land conveyed to A.M. Alder; thence westerly along said north line forming an angle of 139° 03' 06" with the last described course (measured counter-clockwise therefrom) 1700.90 feet to a point that is 1670.04 feet (25.44 chains) easterly of the west line of said Section 36; thence southerly along a line forming an angle of 86° 17' 17" with the last described course (measured clockwise therefrom) 1907.93 feet to a point on the south line of said Section 36 that is 1727.22 feet (26.17 chains) easterly of the southeast corner of said Section 36; thence continuing southerly along the prolongation of the last described course 41.20 feet to the center line of said U.S. Route No. 36; thence southeasterly along said center line 486.62 feet to the center line of Haffenrichter Road; thence southeasterly along the center line of said Haffenrichter Road 2472.21 feet to a line drawn parallel with the east line of the Northwest Quarter of said Section 1 from the point of beginning; thence northerly along said parallel line 1830.39 feet to the point of beginning. In Aurora Township, Kane County and Oswego Township, Kendall County, Illinois and containing 105.690 acres, as shown by the plat hereon drawn which is a correct representation of said survey. All distances are shown in feet and decimal parts thereof.

Dated at Geneva, Illinois, April 3, 1973

John D. Donahue
Illinois Registered Land Surveyor No. 1740

DONAHUE AND THORNHILL
GENEVA ILLINOIS


EXHIBIT "B"

8'

CENTEX HOMES

Crossings at Wolf Creek

Homes from \$170's-\$300's

 Buyer's Welcome

South on Rte. 59 to 119th West

14.5"

19"

7"

12'


48" ABOVE GRADE

8'

CENTEX HOMES

Springbrook at Farmington Lakes

Townhomes from \$150's-\$180's

 Buyer's Welcome

Rte. 34 West to Douglas North

7.5"

14.5"

19"

7"

12'

48" ABOVE GRADE







A large white signpost with a blue sign. The sign features a red starburst graphic with the text "50% SOLD OUT". The main text on the sign reads "Deerbrook" in large white letters, followed by "MODEL NOW OPEN" in smaller white letters. Below this is a large white arrow pointing to the right. Under the arrow, the text "Then Left on Hafenrichter" and "Right on Barrington" is displayed in white. At the bottom of the sign, the Pulte Homes logo is visible, along with the phone number "(866) 214-0520" and the website "Pulte.com/Deerbrook". A small accessibility icon is also present. To the left of the main sign, a smaller white sign is attached to the post, containing text about a public hearing in Kendall County.

**50%
SOLD
OUT**

Deerbrook
MODEL NOW OPEN

→

Then Left on Hafenrichter
Right on Barrington

(866) 214-0520
Pulte.com/Deerbrook

**Pulte
Homes**

KENDALL COUNTY
BUILDING • ZONING
NOTICE OF
PUBLIC HEARING
CALL 630-553-4141
FOR INFORMATION

08/03/2017 16:12





Matt Asselmeier

From: Bob Rogerson [bob@oswegotownship.org]
Sent: Tuesday, July 25, 2017 9:23 AM
To: Matt Asselmeier
Subject: RE: Special Use Petition 17-19 (U.S. 34 and Hafenrichter)

Hello Matt, We do not have any objections to this.

Thank you,

Bob Rogerson

*Highway Commissioner
Oswego Township Road District
1150 Rt. 25
Oswego, IL 60543
Phone: (630) 264-4587
Fax: (630) 264-6695*

This message may contain confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version. Oswego Township Road District 1150 Rt. 25 Oswegotownship.org

Matt Asselmeier

From: Heather Lawson [REDACTED]
Sent: Tuesday, August 01, 2017 2:31 PM
To: Matt Asselmeier
Subject: RE: Sign Location - Deerbrook

I will move the sign 5 feet east – thanks!



HEATHER LAWSON

Marketing Manager : : Illinois/St. Louis Division
direct (847) 230-5334 : : **fax** (847) 969-9395

1900 E. Golf Road
Suite 300
Schaumburg, IL 60173
pultegroup.com

Homeowners Inspire Pulte Life Tested® Home Designs: [Watch the video.](#)

From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Tuesday, August 01, 2017 2:30 PM
To: Heather Lawson <[REDACTED]>
Subject: RE: Sign Location - Deerbrook

Heather:

It works, but the sign must be 10 feet from the ROW. You can either move the sign 5 feet east or apply for a variance. Please let me know your preference.

If you have any questions, please let me know.

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: Heather Lawson [REDACTED]
Sent: Tuesday, August 01, 2017 11:31 AM
To: Matt Asselmeier
Subject: RE: Sign Location - Deerbrook

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
August 1, 2017 – Unapproved Meeting Minutes**

Senior Planner Matt Asselmeier called the meeting to order at 9:01 a.m.

Present:

Megan Andrews – Soil and Water Conservation District
Jason Langston – Sheriff's Office
Aaron Rybski – Health Department
David Guritz – Forest Preserve
Greg Chismark – WBK Engineering, LLC
Don Clayton – GIS
Brian Holdiman – PBZ Department
Matt Asselmeier – PBZ Department

Absent:

Fran Klaas – Highway Department
Greg Chismark – WBK Engineering, LLC
Robert Davidson – PBZ Committee Chair

Audience: Tom McNelis and Robert Schneider

AGENDA

Mr. Asselmeier asked that Petition 17-21 be moved up to after the approval of the minutes.

Ms. Andrews made a motion, seconded by Mr. Langston, to approve the agenda as proposed. With a voice vote of all ayes the motion carried.

MINUTES

Ms. Andrews made a motion, seconded by Mr. Langston, to approve the July 11, 2017 meeting minutes. With a voice vote of all ayes the motion carried.

PETITIONS

17-21 Tom McNelis – Map Amendment Rezoning Property Identified by PIN 04-15-200-003 from A-1 to R-1, 14000 Block of Budd Road Approximately 0.98 Miles from Millbrook Road on the North Side of Budd Road in Fox Township

Mr. Asselmeier provided a summary of this proposed map amendment. The petitioner desires the rezoning in order to construct a house on the property at some point in the future. The property does not have a housing allocation. The properties to the north, east and west have houses. Any new structures would have to obtain the necessary building permits; permits for well and septic would also have to be secured before a house is constructed. The Village of Millbrook expressed no concerns regarding this proposal; Fox Township has not submitted any comments.

The home allowed on the property could only be for one (1) single-family home.

Mr. Holdiman stated the setbacks are fifty feet (50') from the side property lines, fifty feet (50') from the rear property line and one hundred fifty feet (150') from the centerline of Budd Road.

Ms. Andrews said the NRI Report was approved previously.

Mr. McNelis noted that residential uses were located on the west, east and north of the property.

There were no questions from the Committee to the applicant.

Mr. Rybski made a motion, seconded by Mr. Guritz, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on August 23rd.

Mr. Asselmeier asked that Petition 17-22 be moved ahead of Petition 17-19. Without objection, the agenda was amended.

17-22 Stor-Mor, Inc. – Major Amendment to Special Use Permit Granted by Ordinance 2016-15 Allowing an Enclosed Self Storage Facility and an Outdoor Storage Facility at 1317 Route 31 (PINs: 03-07-278-011, 03-07-278-010 and 03-07-278-009) in Oswego Township

Mr. Asselmeier provided a summary of this proposed amendment to the special use permit. The petitioner would like to construct one (1) one thousand, six hundred fifty (1,650) square foot building, construct one (1) four thousand, three hundred (4,300) square foot building, reduce the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amend the landscaping plan by removing the proposed vegetation south of the proposed four thousand, three hundred (4,300) square foot building. Oswego Township expressed no opposition to this proposal; the Village of Montgomery has not submitted any comments.

The proposed new buildings would be used for the same purpose as the existing storage buildings.

Mr. Holdiman stated that the intent of the screening was for outdoor storage therefore he had no objections to the petitioner's screening proposal.

Mr. Holdiman asked if the Oswego Fire Protection District approved not having sprinklers in the buildings, similar to the other buildings. Mr. Schneider said he has not asked about these specific buildings, but no problems existed in the past. Mr. Holdiman advised Mr. Schneider to confirm this information with the Oswego Fire Protection District.

Mr. Rybski asked if the buildings were served by public utilities. Mr. Asselmeier said yes. Mr. Schneider added that the office was the only building that had plumbing.

The petitioner currently has stormwater information under review. Mr. Schneider said that he was not increasing impervious surface. The detention pond shown on the site plan already exists.

Mr. Schneider asked, if he did an expansion in the future, would he need to go through the same process. Mr. Asselmeier said that he would need a major amendment to the special use permit because the site plan is approved as part of the special use permit.

Mr. Holdiman made a motion, seconded by Mr. Rybski, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on August 23rd.

17-19 Pulte Group Representing Dave Hamman – Renew Special Use Permit Granted by Ordinance 2004-43 Allowing the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-006 and Revoking the Special Use Permit for the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-004, Northeast Corner of U.S. 34 and Hafenrichter (Farnsworth) in Oswego Township

Mr. Asselmeier provided a summary of this proposed special use permit. He stated that the special use permit required the sign to be renewed every three (3) years; the sign was approved in 2004. Oswego Township expressed no opposition to this request. The City of Aurora has not submitted any comments. The location of the sign in relation to the property line must be determined; it needs to be ten feet (10') off of the property line. A building permit would be required because the sign was moved from its original location.

Mr. Rybski made a motion, seconded by Mr. Langston, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on August 23rd.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

UPDATES OF PETITIONS

None

OLD BUSINESS

None

NEW BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Langston, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:30 a.m., adjourned.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois*

Unapproved Meeting Minutes of August 23, 2017

Chairman Ashton called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Claire Wilson (arrived at 7:01 p.m.) and Budd Wormley

Members Absent: Angela Zubko

Staff Present: Matthew H. Asselmeier, Senior Planner

In the Audience: Robert Davidson, Patrick Cook, Tom McNelis, Janet Seego, Karla Stodter, Robert Schneider, Alzlisha Torre, Erika Dickens and Vicki Schnabel

APPROVAL OF AGENDA

Mr. Nelson made a motion, seconded by Mr. Wormley, to approve the agenda as presented. With a voice vote of all ayes, the motion carried.

Claire Wilson arrived at this time.

APPROVAL OF MINUTES

Mr. Wormley made a motion, seconded by Mr. Shaw, to approve the July 26, 2017 minutes. With a voice vote of all ayes, the motion carried.

PETITIONS

17-19 Pulte Group Representing Dave Hamman

Mr. Asselmeier summarized the request. The Pulte Group would like to renew the special use permit for a billboard at the property identified by parcel identification number 03-01-127-006 and revoke the special use permit for a billboard on the property identified by parcel identification number 03-01-127-004. This proposal applies to the sign advertising the Pulte Development. The proposal does not include the big billboard on the property 03-01-127-004. Staff is still searching for the ordinance that allowed that billboard. The existing special use permit required the sign to be renewed every three (3) years. The sign was moved to get into compliance with the Kendall County signage regulations; the Pulte Group is required to get a building permit because the sign was relocated.

Oswego Township expressed no opposition to this proposal. The City of Aurora has not submitted comments on this proposal. ZPAC unanimously recommended approval of the proposal provided that the placement requirements of the Zoning Ordinance were met.

Patrick Cook, representing Pulte Group, stated that he was in attendance to answer questions.

Ms. Wilson asked if the Planning, Building and Zoning Department received any feedback or objections. Mr. Asselmeier stated that they received general questions, but no objections to the proposal.

Chairman Ashton asked Mr. Cook if he agreed with the restrictions proposed by Staff. Mr. Cook said that he agreed with the proposed restrictions.

Mr. Nelson made a motion to recommend approval of the petition as presented with the restrictions proposed by Staff, seconded by Mr. Wormley.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson and Wormley (8)

No – None (0)

Absent – Zubko (1)

The motion passed. This proposal will go to the Special Use Hearing Officer on August 28, 2017 at 7:00 p.m.

17-21 Tom McNelis

Mr. Asselmeier summarized the request. The petitioner desires to rezone the property from A-1 to R-1 in order to be able to construct a house on the property in the future. No timeline exists for constructing a house and the property is for sale. The property is less than forty (40) acres and does not have a housing allocation; a house cannot be constructed on the property at the present time.

Fox Township expressed no opposition to the proposal. The Village of Millbrook expressed no opposition to the proposal. The United City of Yorkville expressed no opposition to the proposal. ZPAC unanimously recommended approval of the proposal.

Mr. Nelson suggested that the property obtain a conditional use permit because the lot is irregularly shaped and not farmable instead of rezoning the property to R-1. All of the adjoining properties are zoned A-1. Mr. McNelis said that he did not have a preference to the zoning; he liked the A-1 zoning. He wanted the ability to construct a house on the property. No Commissioner expressed opposition to the construction of a house on the property. Staff will work with the petitioner to determine the next steps in the process.

Janet Seego, Oswego, asked if the property sold, would the new owner have the same rights to construct a house. Chairman Ashton responded yes. No timeframe would be placed on the construction of the home.

Karla Stoedter, Budd Road, asked if more than one (1) home could be built on the property. Mr. Asselmeier responded that it was virtually impossible to construct another home on the property. If an additional home was proposed, the proposal would require review by various boards before approval.

Mr. Nelson made a motion to recommend that a conditional use permit be awarded for the construction of house instead of rezoning the property to R-1, seconded by Mr. Bledsoe.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson and Wormley (8)

No – None (0)

Absent – Zubko (1)

The motion passed. Mr. Asselmeier said that he would inform Mr. McNelis of the next steps. If the proposal requires a public hearing, this public hearing will be at the Zoning Board of Appeals on August 28, 2017 at 7:00 p.m.

17-22 Stor Mor, Inc.

Mr. Asselmeier summarized the request. Stor Mor, Inc., represented by Robert Schneider, requested four (4) amendments to their special use permit. The petitioner would like to construct one (1) 1,650 square foot

building, one (1) 4,300 square foot building, reduce the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amend the landscaping plan by removing the proposed vegetation south of the proposed 4,300 square foot building. In addition the restrictions listed in the proposal, Staff requested that a condition be added to the special use permit revoking the special use permit portion of Ordinance 76-6 which granted a special use permit for storage on the northern portion of the property.

Oswego Township had no objections to the proposal. The Village of Montgomery has not submitted any comments on the proposal. ZPAC requested that the petitioner confirm with the Oswego Fire Protection District that sprinklers would not be required in the new building; ZPAC unanimously recommended approval of the proposal.

Robert Schneider, petitioner, stated he constructed the new building proposed in 2016. He would like to substitute some of the RV parking spots in favor of the new, proposed buildings. The building proposed in 2016 was constructed. Mr. Schneider considered the rear of the proposed new building to be screening.

Mr. Nelson asked if the new building constructed in 2016 was constructed without sprinklers. Mr. Schneider said that the new building did not have sprinklers and no utilities run to the building.

Mr. Wormley asked if the retention pond was wet or dry. Mr. Schneider responded that the retention pond is in existence and it is dry.

Ms. Wilson asked for clarification regarding the screening requirement. Mr. Asselmeier said that the restriction was listed as amended because the petitioner is proposing a landscaping plan that differs from the landscaping plan approved in 2016.

Mr. Schneider stated that residential uses were located on three (3) sides of the property.

Ms. Wilson asked if residents or neighbors submitted objections to the proposal. Mr. Asselmeier said that he received general questions about the proposal, but no objections.

Alzisa Torre, Oswego, requested to see the aerial of the property and how the proposal will impact her property. Mr. Schneider showed Ms. Torre the aerial of the property and explained the proposed structures and vegetation locations in relation to her property. Ms. Torre's property is located north of the proposal and none of the proposed buildings, vegetation or lights will impact her property because they are located on the opposite of the property. The property will be fenced.

Mr. Schneider indicated that he did not plan to make additional changes to the site plan in the near future.

Erika Dickens, Oswego, asked about the vegetation on the north side of the property. Mr. Schneider said that he might trim vegetation, but all of the proposed buildings and vegetation work will be on the opposite side of the property.

Mr. Schneider said that his office is located on the property and invited neighbors to come in and discuss any concerns they may have.

Mr. Schneider hopes to start work this fall.

Ms. Wilson asked if an onsite manager was available twenty-four (24) hours a day. Mr. Schneider said that an onsite manager lived in an apartment on the property.

Ms. Wilson made a motion to recommend approval of the petition as presented including the conditions recommended by Staff, seconded by Mr. Bledsoe.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson and Wormley (8)

No – None (0)

Absent – Zubko (1)

The motion passed. This proposal will go to the Special Use Hearing Officer on August 28, 2017 at 7:00 p.m.

OLD BUSINESS

None

NEW BUSINESS

Discussion of Special Uses within the A-1 Zoning District

Mr. Asselmeier read his memo on the subject. He provided a map of the A-1 zoned properties in Kendall County and the list of special uses currently listed in the A-1 zoning district.

Mr. Davidson suggested the uses listed in the A-1 district should be evaluated. He believed that the land along the major highways should be evaluated for different uses. In particular, he believed that the land along Route 47 in Lisbon Township should be reclassified as commercial because of the widening of Route 47.

Mr. Shaw advised that the widening of Route 47 throughout all of Kendall County will not occur in the near future due to the State's financial situation.

Mr. Nelson agreed that the maps should be updated.

Discussion occurred regarding stakeholder meetings. Chairman Ashton advised having meetings with Lisbon Township, the Village of Lisbon and the Village of Plattville. Draft maps should be prepared and taken to stakeholder meetings.

The consensus of the Commission was that the issue of land use along Route 47 in southern Kendall County should be examined.

Discussion of Amending the Future Land Use Map for Properties Located Along Route 47 in Kendall and Lisbon Townships

Mr. Asselmeier read his memo on the subject.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 17-14 failed at the County Board. Petitions 17-15 and 17-20 both passed at the County Board. Petition 17-16 was tabled at the Planning, Building and Zoning Committee.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

Vicki Schnabel, Yorkville, stated that her family is moving because of the banquet facility located across the street from her property. She favored distance requirements between businesses and residences in the A-1 district. She also expressed concerns about the noise restrictions placed on the banquet facility; the restrictions were too weak. Her family hears people talking next door, the music from next door and the bass from music.

Chairman Ashton asked if they received decibel readings at the property. Ms. Schnabel said that her family has not called the Sheriff's Department.

Ms. Schnabel said that the berm and trees were inadequate to protect neighbors from noise and lights arising

from the banquet facility or to preserve their privacy. Mr. Davidson explained that the height and width of the berm were not defined. Also, the type, number and location of trees were also not defined in the special use permit for the banquet facility across from her property.

Chairman Ashton asked if Ms. Schnabel had any suggestions for the noise ordinance.

Chairman Ashton asked about the procedure for handling noise complaints. Mr. Asselmeier responded that the Sheriff's Department would prepare a report outlining the violation. The report would be forwarded to the Planning, Building and Zoning Committee to see if the Committee wanted to forward the complaint to the State's Attorney's Office. If a special use permit holder was guilty of violating the noise provisions in their special use permit, the County Board could revoke the special use permit.

Discussion occurred regarding having lower decibel requirements on future special use permits.

Mr. Davidson reported that the Planning, Building and Zoning Department researched machines for recording for decibels. Mr. Asselmeier stated that the company with the technology has not developed a waterproof device. The devices also did not have battery backup; there were electricity access issues.

Chairman Ashton gave Ms. Schnabel his phone number and the information from the Ad-Hoc Zoning Ordinance Committee regarding the noise regulations.

Chairman Ashton discussed the process of creating mining regulations.

OTHER BUSINESS/ANNOUNCEMENTS

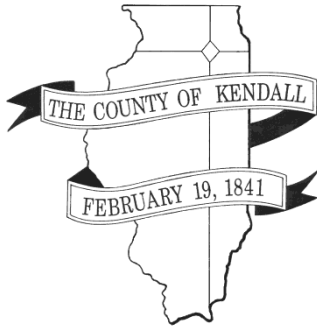
Mr. Asselmeier reminded Commissioners that he emailed Plan Commission training information to them. This training is offered through the Illinois Chapter of the American Planning Association. If they would like to participate, they should contact the Planning, Building and Zoning Department.

Discussion occurred regarding the State's Attorney's opinion regarding forest preserve districts and zoning regulations. Ms. Wilson said she would do additional research on the topic.

ADJOURNMENT

Ms. Wilson made a motion, seconded by Mr. Shaw, to adjourn. With a voice vote of all ayes, the motion carried. The Kendall County Regional Plan Commission meeting adjourned at 8:46 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP
Senior Planner



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 17-22

Stor-Mor, Inc.

Major Amendment to Special Use Permit

INTRODUCTION

Stor-Mor, Inc., represented by Robert Schneider, would like four (4) amendments to the special use permit for an enclosed self storage facility and an outdoor storage facility as allowed by Ordinance 2016-15. These amendments are:

1. Construct One (1) 1,650 Square Foot Building (West Building)
2. Construct One (1) 4,300 Square Foot Building (South Building)
3. Reduce the Number of Vehicles Stored Onsite from Twenty-Nine (29) to Sixteen (16)
4. Amend the Landscaping Plans by Removing the Proposed Vegetation South of the Proposed 4,300 Square Foot Building.

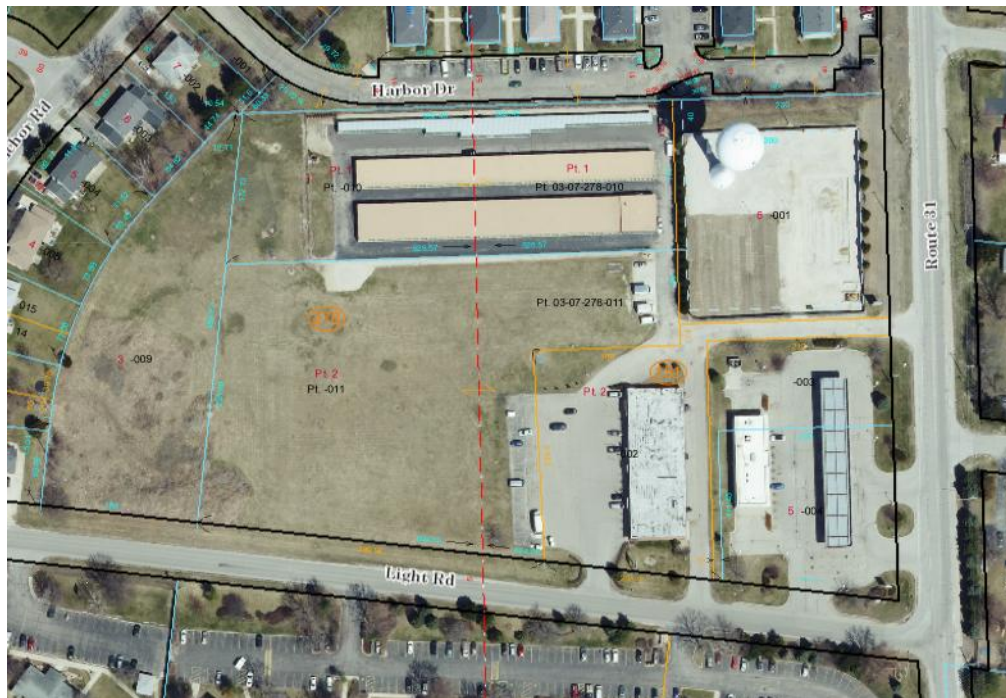
The petitioner's application is included as Attachment 1. The amended site plan is included as Attachment 2. The amended landscaping plan is included as Attachment 3. Ordinance 2016-15 is included as Attachment 4.

SITE INFORMATION

PETITIONER Stor-Mor, Inc. represented by Robert Schneider

ADDRESS 1317 Route 31

LOCATION Northwest Corner of State Route 31 and Light Road



TOWNSHIP Oswego

PARCEL # 03-07-278-009, 03-07-278-010 and 03-07-278-011

LOT SIZE 6.0 Acres +/-

EXITING LAND USE Vacant and Storage Units

ZONING B-2 (General Business District) with a Special Use Permit

LRMP	Land Use	Commercial
	Roads	Route 31 is a State Road classified as an Arterial Roadway; Light Road is a Township Road classified as a Minor Collector Roadway
	Trails	Regional Trail along Light Road
	Floodplain/ Wetlands	None

REQUESTED ACTION Major Amendment to a Special Use Permit:

1. Construct One (1) 1,650 Square Foot Building
2. Construct One (1) 4,300 Square Foot Building
3. Reduce the Number of Vehicles Stored Onsite from Twenty-Nine (29) to Sixteen (16)
4. Amend the Landscaping Plans by Removing the Proposed Vegetation South of the Proposed 4,300 Square Foot Building.

APPLICABLE REGULATIONS Section 9.03 C.20 – B-2 Special Uses – Permits Outdoor Storage provided such storage is screened from adjacent and surrounding properties

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Multi-Family	R-7	Suburban Residential	B-2; R-6; R-7; R-1; M-1
South	Multi-Family	R-7	Suburban Residential	R-7; R-6; Oswego
East	Commercial	B-1	Suburban Residential	B-1; B-3; R-5
West	Single-Family	R-7	Suburban Residential	B-2; R-6; M-1

PHYSICAL DATA

ENDANGERED SPECIES REPORT

Application submitted for previous application in August 2016. Consultation was terminated in 2016.

NATURAL RESOURCES INVENTORY

Application reviewed in September 2016. The LESA score was 146 indicating a low level of protection.

ACTION SUMMARY

OSWEGO TOWNSHIP

Oswego Township had no objections to this proposal (See Attachment 9).

VILLAGE OF MONTGOMERY

Application sent to the Village of Montgomery on 7.18.17. To date, no comments received. The Village had no objections to the original proposal.

ZPAC

ZPAC reviewed this proposal on 8.1.17. ZPAC had no objections to the petitioner's proposed changes to the landscaping plan. They requested that the petitioner confirm with the Oswego Fire Protection District that the proposed buildings did not need sprinklers. ZPAC unanimously recommended approval of the proposal; minutes of the meeting are included as Attachment 10.

KENDALL COUNTY REGIONAL PLANNING COMMISSION

The Kendall County Regional Planning Commission reviewed this proposal at their 8.23.17 meeting. They recommended unanimously recommended approval of the proposal. The minutes of this meeting are included as Attachment 11.

GENERAL

In 2016, Stor-Mor, Inc. received a zoning map amendment from B-1 (Local Shopping) to B-2 (General Business) to provide an expansion of an existing enclosed self-service storage facility as well as to provide outdoor storage. The petitioner currently has three existing storage buildings located on the subject parcels consisting of a 5,400 square foot building, a 10,230 square foot building and a 13,640 square foot building. The petitioner intends to construct an 8,400 square foot building per the special use permit granted in 2016.

As part of the amendment to the special use permit, the petition desires to construct a 4,300 square foot building south of the proposed 8,400 square building and a 1,650 square foot building east of the detention pond and west of the existing buildings. All building would be used for residential and commercial storage rental space. As a result of constructing the 1,650 square foot building, thirteen (13) of the parking stalls for outdoor RV storage would be removed; this would drop the number of RV spaces from twenty-nine (29) to sixteen (16). The proposed buildings would face inside the complex (the 4,300 square foot building would face north and the 1,650 square foot building would face east).

The hours of operation would remain the same as they are currently for the existing self-service storage facility which has office hours of Monday through Saturday from 8:00 a.m. to 5:00 p.m. and gate hours of 7:00 a.m. to 7:00 p.m.

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

SCREENING

The petitioner also desires to remove the proposed landscape vegetation from a portion of the south property line immediately south of the proposed 4,300 square foot building. Under the original special use permit, the petitioner planned to plant evergreen trees, ornamental trees, deciduous shrubs and evergreen shrubs. The petitioner desires to install the same types of plants, but not as far east as originally proposed. The exterior of the 4,300 square foot building would replace the removed plants. Section 9.03 C.20 of the Kendall County Zoning Ordinance requires screening from adjacent and surrounding properties.

BUILDING CODES

Building permit will be required for all of the proposed structures.

Prior to construction, approval from the Oswego Fire Protection District should be received that this dead end access drive will not require a turnaround for emergency vehicles.

STORMWATER MANAGEMENT

The petitioner is currently working with the County regarding his stormwater management permits.

LIGHTING

No lighting is being provided for the outdoor storage area. The only additional lighting being provided will be located on the proposed building facing the inside of the complex.

FINDINGS OF FACT

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.

RECOMMENDATION

Staff recommends the approval of the special use permit subject to the following restrictions:

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. (Added by KCRPC).**
3. **The property will be developed in accordance with the site plan (Amended Restriction).**
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 (New Restriction).**
6. **Prior to the issuance of a building permit, the Oswego Fire Protection District should confirm whether or not the proposed structures require sprinklers (Added by ZPAC).**
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 (Amended Restriction).**
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 (Amended Restriction).**
10. No more than **sixteen (16)** vehicles may be stored on site at a time **(Amended Restriction).**
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 (Amended Restriction).**
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 (New Restriction).**

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 (New Restriction).**

ATTACHMENTS

1. Application (Including Petitioner's Findings of Fact)
2. Site Plan
3. Landscaping Plan
4. Ordinance 2016-15
5. Facing West and South Building Location
6. Facing Southwest at South Building Location
7. South Building Location Looking South
8. West Building Location
9. 7.25.17 Email from Oswego Township
10. 8.1.17 ZPAC Minutes
11. 8.23.17 KCRPC Minutes



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME Star-Mor Major Amendment FILE #: 17-22

NAME OF APPLICANT <u>Star-mor INC.</u>		
CURRENT LANDOWNER/NAME(S) <u>Robert Schneider & George Murawski</u>		
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION <u>1317 Rt 31 Oswego</u>	ASSESSOR'S ID NUMBER (PIN) <u>03-07-278-010</u> <u>03-07-278-011</u>
EXISTING LAND USE <u>Self Storage</u>	CURRENT ZONING <u>B-2</u>	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply):		
<input checked="" 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 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 checked="" type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input checked="" type="checkbox"/> Major; <input type="checkbox"/> Minor)		
PRIMARY CONTACT <u>Robert Schneider</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER #(Cell, etc.) <u>(cell)</u>
ENGINEER CONTACT <u>Tebugge Engineering</u>	ENGINEER MAILING ADDRESS [REDACTED]	ENGINEER EMAIL [REDACTED]
ENGINEER PHONE # [REDACTED]	ENGINEER FAX # [REDACTED]	ENGINEER OTHER #(Cell, etc.) [REDACTED]
<p>I HEREBY CERTIFY 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.</p> <p>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.</p>		
SIGNATURE OF APPLICANT [REDACTED]		DATE <u>7/17/17</u>

FEE PAID: \$1905

CHECK # [REDACTED]

¹Primary Contact will receive all correspondence from County

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



_____ 15 Copies of a Site Plan for the property involved depicting the following*:

- _____ Title/Project name
- _____ Scale of Drawing
- _____ "North Arrow" showing north at top of the drawing
- _____ Location and dimensions of all proposed structures (including square footage, seating capacity, etc.)
- _____ Proposed parking including stall dimensions as well as width of circulation aisles, driveways
- _____ Location of proposed signage (If applicable)
- _____ Location and details of proposed fencing (If applicable)
- _____ Location and details of proposed screening of proposed refuse area (if applicable)

_____ Copy of the proposed Site Plan must be submitted in PDF format on CD or emailed to PBZ Dept.

_____ Site data including the following:

- _____ 7 Total Acres
- _____ 7 Number of proposed parking stalls
- _____ Number of required parking stalls
- _____ 1 Number of proposed handicap parking stalls
- _____ Number of required handicap parking stalls

(*if submitting copies of 11"x17" or smaller, one additional 24"x36" copy is requested for display purposes.)

N/A

- _____ 2 Copies of a Photometric Plan (if proposed parking exceeds 30 stalls) including fixture details and pole mounting heights
- _____ 3 Copies of a Landscape Plan including existing and proposed vegetation
- _____ Phasing Plan (if applicable)
- _____ Building Elevations showing all four sides indicating height, building materials, and colors
- _____ Any other information requested by the Planning, Building and Zoning Department (i.e. Traffic Studies, Tree Surveys, Wetland Delineation, Pedestrian Circulation Plan, etc.)

THE FOLLOWING ITMES MUST BE SUBMITTED PRIOR TO THE REGIONAL PLAN COMMISSION MEETING AND THE SPECIAL USE HEARING:

- _____ Copy of Letter of Notification (staff will help put together
- _____ Proof of publication 15 to 30 days before the public hearing
- _____ Proof of notification to recipients (i.e. green/white receipts)
- _____ List of notice recipients
(Within 500' excluding existing road R.O.W. if property is zoned as A-1 Agricultural, surrounding properties if existing zoning is other than A-1)

NOTE: PRIOR TO BEING PLACED ON THE REGIONAL PLAN COMMISSION AGENDA, THE PETITION MUST BE HEARD AND DISCUSSED BY THE AFFECTED TOWNSHIP AND MUNICIPALITY AT THEIR RESPECTIVE BOARD MEETINGS.

7/17/17

Description of Proposed Use of Property

The property being considered for modification for special use is for the purposes of expanding the capacity of a self storage facility. We currently operate a self storage facility on the property, and are proposing the addition of 2 new buildings.

The business has an on-site resident manger team of a husband & wife that live in the attached apartment on the property. We are open Monday through Saturday from 8:00 AM – 5:00 PM, closed Sundays and Holidays. We also rent U-Haul trucks & trailers.

7/17/17

Purpose of Special Use Request

The purpose of the special use request is because we would like to modify our approved site plan from last year by substituting much of the approved RV parking stalls with the inclusion of 2 new storage buildings instead. One of the proposed buildings would run south of, and parallel with our existing buildings, and the 2nd new building would run perpendicular with our existing buildings, running north and south near the west end of the existing buildings.

Neither building would add impervious areas to the development since both of these areas have already been engineered and approved for RV parking spaces, and would have been paved with asphalt.

The new building proposed on the south portion, should now eliminate the need for the landscape screening previously proposed and required for the RV parking spaces which we will be eliminating in that area. The remaining RV storage areas left on the plan will still have the necessary landscape screening as previously designed.

OWNER'S POLICY (1992)
SCHEDULE A (CONTINUED)

POLICY NO.:

AU

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

LOT 1 OF 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 245.00 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.

PIN # 03-07-278-010

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

**ALTA Commitment
Schedule C**

File No.: [REDACTED]

Legal Description:

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 degrees 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, described 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.

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Stor-mor INC.
 Address 1317 Rt. 31
 City Oswego State IL Zip 60543
2. Nature of Benefit Sought Add buildings
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
<u>Robert Schweiden</u>	<u>[REDACTED]</u>	<u>50 %</u>
<u>George MURAWSKI</u>	<u>[REDACTED]</u>	<u>50 %</u>

6. Name, address, and capacity of person making this disclosure on behalf of the applicant: Robert Schweiden [REDACTED] PRESIDENT

[REDACTED] VERIFICATION
 _____, being first duly sworn under oath that I am the person
 _____ 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 17TH day of July, A.D. 2017

(seal)



[REDACTED]
 Notary Public



Applicant: Robert Schneider
 Contact: Robert Schneider
 Address: 1317 Route 31
 Oswego, IL 60543

IDNR Project Number: 1611490
 Date: 06/07/2016

Project: Stor-mor Mini-Storage Site Improvements
 Address: 1317 Route 31 , Oswego

Description: We are building a new 8,100 sf storage building with 0.79 ac of pavement for additional RV and vehicle storage. The existing detention pond will be excavated slightly deeper to provide the required detention needed for the improvements. All BMP's will be utilized

Natural Resource Review Results

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

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

Fox River INAI Site
 Greater Redhorse (*Moxostoma valenciennesi*)

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

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

County: Kendall

Township, Range, Section:

37N, 8E, 7

37N, 8E, 8



IL Department of Natural Resources
Contact
 Keith Shank
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction
 IL Environmental Protection Agency
 Allan Kellar
 1021 North Grand Avenue East
 Springfield, Illinois 62794

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: 1611490

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.

7/17/17

Findings of Fact

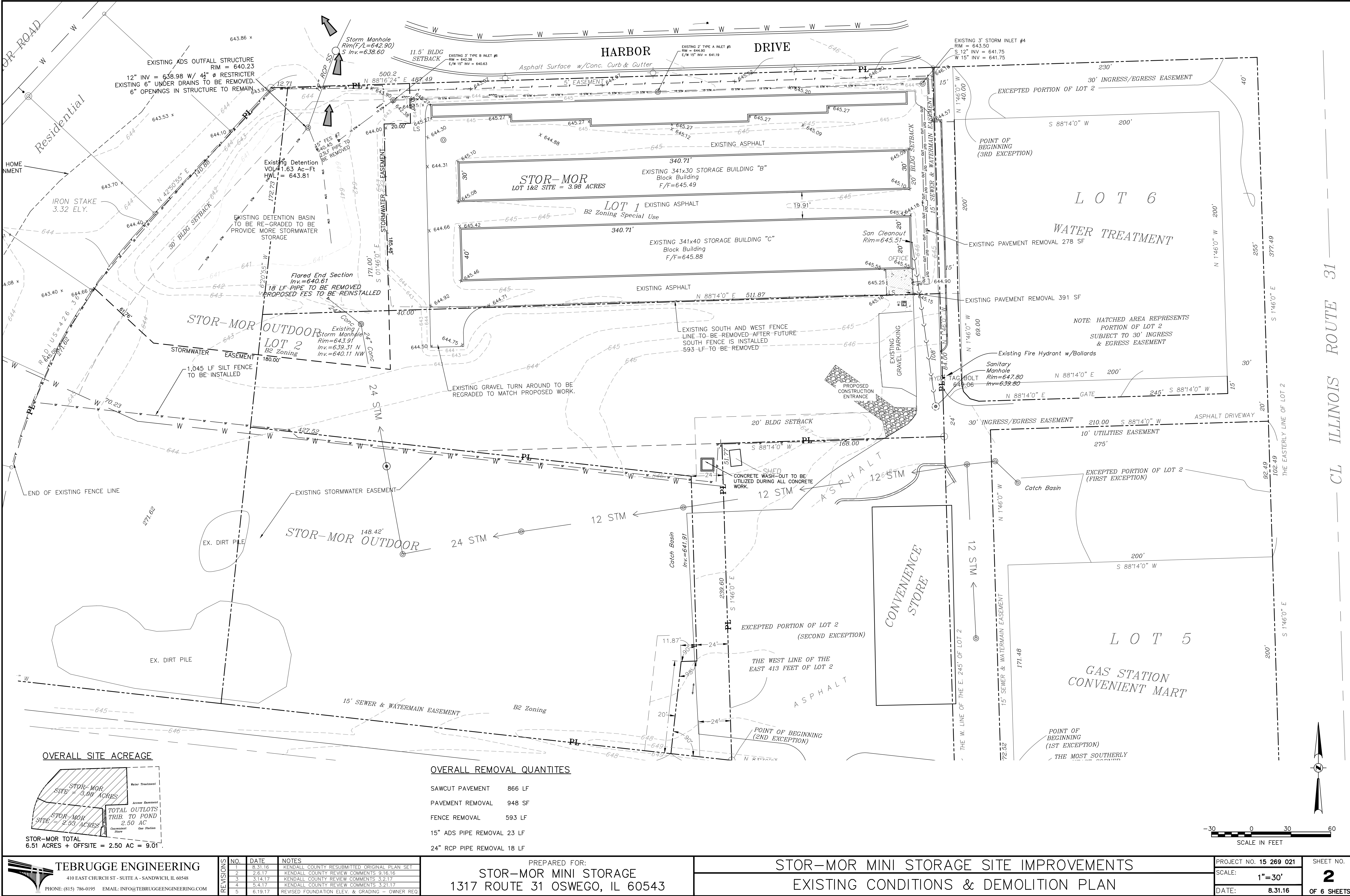
The establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.

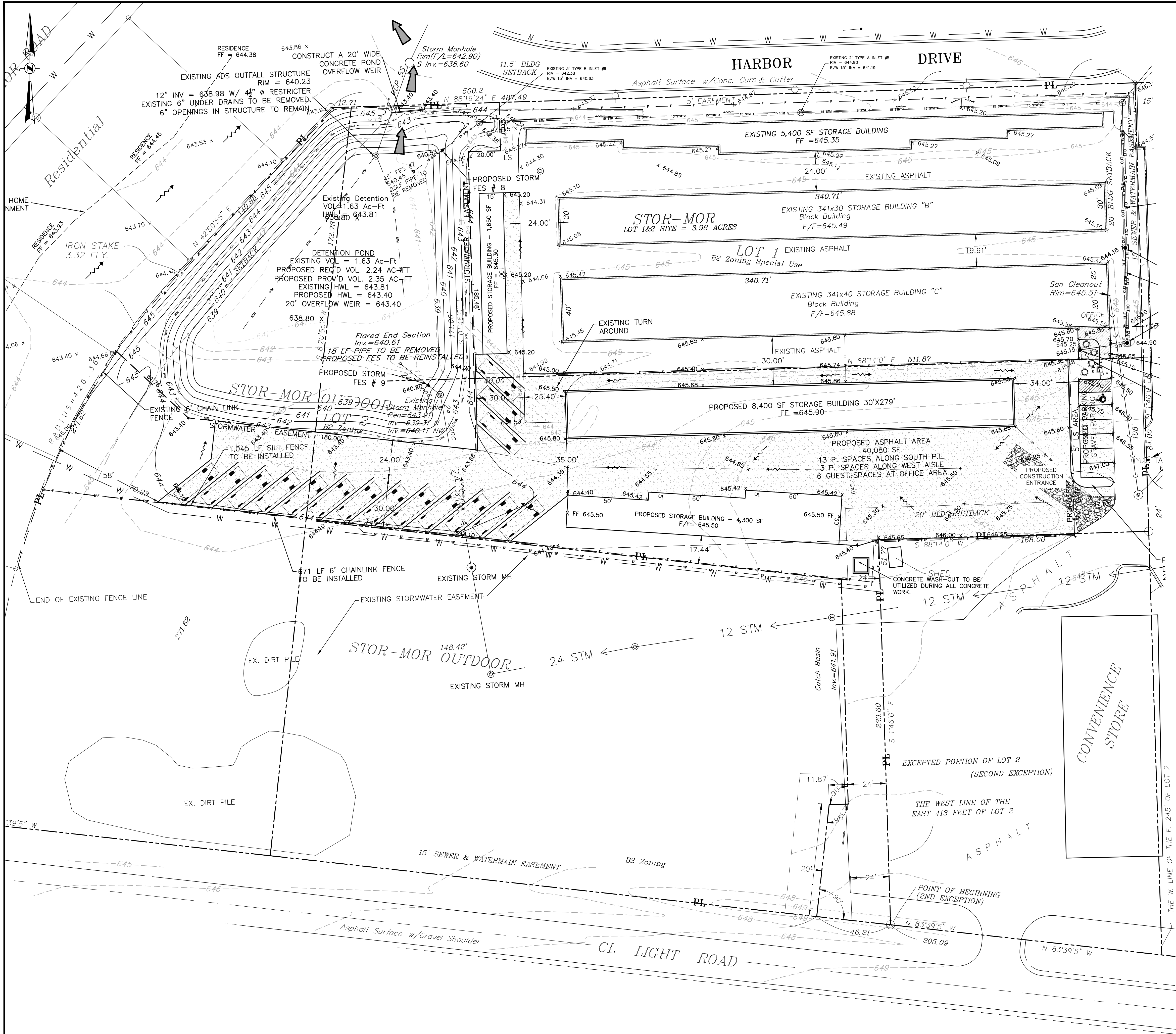
The special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The Zoning classification of property is consistent with what is already there.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.

Project conforms to the applicable regulations of the district in which it is located.





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				
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

* Watering needed in June and July
- C - Spring Oats - 100 lbs/acre

D - Wheat or Cereal Rye - 150 lbs/acre

E - Sod

F - Straw Mulch - 2 tons/acre

** 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												

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

BEST MANAGEMENT PRACTICE NOTES

1. SEE CONSTRUCTION EXIT DETAIL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 24' 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.
2. 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.
3. 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 3" 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.
4. PERMANENT EROSION CONTROL FABRIC NAG SC150 SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL NOTE ALL AREAS WHERE NAG SC150 HAS BEEN INSTALLED RELATIVE TO AS-BUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST.
5. 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 BASIN GRADES 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 - VILLAGE OF OSWEGO STORM SEWER TO RECEIVING WATERS - FOX RIVER

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.
SIGNATURE _____ DATE _____

ACREAGE SUMMARY

NOTICE OF INTENT (NOI) ROBERT SCHNEIDER 1317 ROUTE 31 OSWEGO, IL 60543 PHONE: 708-431-1000
LANDOWNER: ROBERT SCHNEIDER
TOTAL SITE AREA 3.98 AC±
TOTAL DISTURBED AREA 1.20 AC±
PROPOSED IMPERVIOUS AREA 1.01 AC±
LANDSCAPED AREA 1.56 AC±
PROPOSED CN 85



TEBRUGGE ENGINEERING
410 EAST CHURCH ST - SUITE A - SANDWICH, IL 60548
PHONE: (815) 786-0195 EMAIL: INFO@TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES
1	8.31.16	KENDALL COUNTY RESUBMITTED ORIGINAL PLAN SET
2	2.6.17	KENDALL COUNTY REVIEW COMMENTS 9.16.16
3	3.14.17	KENDALL COUNTY REVIEW COMMENTS 3.2.17
4	5.4.17	KENDALL COUNTY REVIEW COMMENTS 3.2.17
5	6.19.17	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. 15 269 021	SHEET NO.
SCALE: 1" = 30'	3
DATE: 8.31.16	OF 6 SHEETS

1. GENERAL NOTES & DESCRIPTIONS

The Storm Water Pollution Prevention Plan (SWPPP) includes, but is not limited to the Erosion and Demolition Plan Included in the Engineering Plans with the Detail Sheet, the Notice of Intent, Permit Authorization, General Permit, Notice of Termination. All records of inspection and activities which are created during the course of the project, and other documents may also be included by reference to this SWPPP. Changes, modifications, revisions, additions, or deletions shall become part of this SWPPP as they occur.

- All Contractors and sub-contractors that are responsible for implementing and maintenance of the SWPPP must be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part V.6 (Signature Requirements) of the ILRIO Permit.

All signed certifications must be kept with the SWPPP documents and be available for inspection.

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, the NPDES Permit No. ILRI0 for the State of Illinois and any local governing agency having jurisdiction concerning erosion and sediment control.

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. The Notice of Intent (NOI) has been submitted at the address below. The NOI is for the onsite and offsite improvements. The NPDES Permit will be issued 30 days after the postmark date of the submittal of the NOI and initial yearly fee.

Permit Information: The Owner has mailed the Owner-signed NOI form and the initial yearly fee of \$500 to the address listed below. The Contractor will be responsible for submitting each subsequent \$500 yearly fee, if applicable. A copy of the signed NOI form will be supplied to the Contractor.

Unless notified by the Illinois Environmental Protection Agency (IEPA) to the contrary, construction activities may begin in accordance with this SWPPP and the ILRI0 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. The original NOI may then be modified by re-submitting the NOI with update acreage and checking the box "change of information". Also include documentation explaining that a lot has been sold, the acreage difference and the date of sale. There is no fee involved with modifying the NOI.

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

Agency Information:
Illinois Environmental Protection Agency
Division of Water Pollution Control
1021 North Grand Avenue East
Springfield, Illinois 62744-9276
Phone: (217) 782-0610
KENDALL COUNTY
PLANNING, BUILDING & ZONING
111 WEST FOX STREET
YORKVILLE, IL 60550
Phone: (630) 553-4141

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).

1. Notice of Intent signed in accordance with ILRI0.
2. Permit Authorization from the Illinois Environmental Agency (IEPA).
3. Construction Site Notice.

The location of the SWPPP must be clearly visible.

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 NOT is filed) and kept in the permanent project records of the Contractor for at least three years following submittal 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. This information must be kept with the SWPPP.

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. This information must be kept with the SWPPP.

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. If the State or Local agencies have required inspections, the SWPPP must be completed. The SWPPP, including the best management practices implemented on the jobsite, shall be modified as needed to reduce or prevent pollutants from discharging from the site.

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

A delegation of authority letter authorizing the Contractor Compliance Officer to sign the inspection forms will also 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. The Inspector must either be someone empowered to implement modifications to this SWPPP and the pollutant control devices, if needed, in order to increase effectiveness to an acceptable level, or someone with the authority to cause such things to happen. Additionally, the Inspector shall be properly authorized in accordance with the applicable General Permit to conduct the certified site storm water inspections.

See Section VI on this sheet for further reporting requirements.

G. SWPPP UPDATES & AMENDMENTS
This SWPPP must be updated each time there are significant modifications to the pollution prevention system or a change of Contractors working on the project that disturb site soils. The SWPPP must be amended as necessary during the course of construction in order to keep it current with the pollutant control measures utilized on the site. Amending the SWPPP does not mean that it has to be reprinted. It is acceptable to add addenda, sketch new sections, and/or revised drawings. The site map showing the locations of all storm water controls must be posted on the site and updated to reflect the progress of construction and changes to the SWPPP. Any control measure that has a hydrologic design component must be updated or amended by the Engineer. Substitution of sediment control BMPs beyond those specified in the SWPPP is considered a hydrologic design component.

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. See section V.B.6 of this SWPPP for State and local information on reporting spills. Refer to the General Permit for additional information.

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, the Contractor and Owner's representative must complete a final inspection. Upon approval by the Owner's representative, the Owner and Contractor, as applicable, must complete and submit a NOT.

J. CONTRACTORS RESPONSIBILITY
This SWPPP intends to control water-borne and liquid pollutant discharges by some combination of interception, sedimentation, filtration, and containment. The Contractor and sub-contractors implementing this SWPPP must remain alert to the need to periodically refine and update the SWPPP in order to accomplish the intended goals. The Contractor is ultimately responsible for all site conditions and permit compliance.

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 NOT is filed. A log for keeping such records is included. Controls must be in place down gradient of any ground-disturbing activities prior to the commencement of construction and noted on the Site Map and Record of Stabilization and Construction Activity Dates.

2. INTRODUCTION

This SWPPP includes the elements necessary to comply with the natural baseline general permit for construction activities administered by the U.S. Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program, the NPDES Permit No. ILRI0 for the State of Illinois, and all Local governing agency requirements. This SWPPP must be implemented at the start of construction.

Construction phase pollutant sources anticipated at the site are disturbed (bare) soil, vehicle fuels and lubricants, chemicals associated with building construction, and building materials. Without adequate control there is a potential for each type of pollutant to be transported by storm water.

Proper construction will consist primarily of site grading, utility service connections, and site paving to facilitate construction.

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. The purpose of this SWPPP is to provide guidelines for achieving that goal. A successful pollution prevention program also relies upon careful inspection and adjustments during the construction process in order to enhance its effectiveness.

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. In addition, there are recommendations for controlling other sources of pollution that could accompany the major construction activities. The SWPPP will terminate when disturbed areas are stabilized, permanent erosion and sedimentation controls are installed, temporary erosion and sedimentation controls are removed, construction activities covered herein have ceased, and a completed Notice of Termination (NOT) is transmitted to the governing agency.

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. NOTE: Down slope protective measures must always be in place before soil is disturbed. Activities are presented in the order (sequence) they are expected to be completed.

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., immediately denote them on the Site Maps and note when in location as they occur throughout the construction process.

Typical Stage of Construction, items shall be added or deleted as needed for each individual project.

Phase I

1. Install stabilized construction entrance and SWPPP Entrance Sign.
2. Install silt fence(s) on the site (clear only those areas necessary to install silt fence).
3. Prepare temporary parking and storage area.
4. Install and stabilize hydraulic control structures (dikes, swales, check dams, etc.).
5. Denote the site.
6. Start construction of building pad and structures.

Phase II

7. Temporarily seed, throughout construction, denuded areas that will be inactive for 14 days or more.
8. Install utilities, underdrains, storm sewers, curbs and gutters.
9. Install inlet protection at all storm sewer structures as each inlet structure is installed.
10. Permanently stabilize areas to be vegetated as they are brought to final grade.
11. Prepare for site paving.
12. Pave site.
13. Install appropriate inlet protection devices for paved areas as work progresses.
14. Complete grading and installation or permanent stabilization over all areas including outlots.
15. Call Engineer after the site appears to be fully stabilized for inspection.
16. Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any areas disturbed by the removal of the BMP.

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. Down slope protective measures must always be in place before soil is disturbed.

4. SITE DESCRIPTION

1. Site description
Site construction activities consist of general grading of the lot, installation of the storm sewer & constructing the single story building, building the proposed parking lot, final grading and then landscaping.
2. Construction sequence and work shall be:
 - a. general site clearing
 - b. building pad & foundation construction
 - c. utility installation & parking lot pavement
 - d. top soil placement & finish grading

3. Total area of site = 3.98 acres
Total disturbed area on site = 1.20 acres
4. Estimated site runoff coefficient after construction activities are complete: CN=85.

5. Site map included indicating existing & proposed slopes across site is included in SWPPP.

6. Site drainage is received by Fox River located east of the development.

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. These include temporary sediment barriers and permanent storm retention ponds (which can also function as temporary sediment basins). Permanent stabilization will be accomplished in all disturbed areas by covering the soil with pavement, building foundation, vegetation, or other forms of soil stabilization.

A. EROSION AND SEDIMENT CONTROLS

1. Soil Stabilization
The purpose of soil stabilization is to prevent soil from eroding and leaving the site. In the natural condition, soil is stabilized by native vegetation. The primary technique to be used at this project for stabilizing site soils will be to provide a protective cover of grass, pavement, or building structure.
 - 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 mulch, straw, rock, straw, 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. The entire site must have permanent vegetative cover established in all areas not covered by hardscape at the completion of all soil disturbing activities on site. Except for small level spots, seeded areas should generally be protected with mulch or a rolled erosion control product. All areas to be seeded will have topsoil and other soil amendments as specified on the Landscape Plan.
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-feet maximum distance between posts), water, and sediment retained by the fence. The fence is designed to retain sediment-laden storm water and allow settlement of suspended solids before the storm water flows through the fabric and discharges off-site. Silt fence shall be located on the contour to capture overland, low-velocity sheet flows. The Contractor may utilize triangular silt dike and/or non-wire backed silt fence as intermediate BMPs. Install silt fence at a fairly level grade along the contour with the ends curved uphill to provide sufficient upstream storage volume for the anticipated runoff. Drainage areas shall not exceed 1 acre per 100 feet of silt fence for slopes less than 2 percent.
 - 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. The rough texture of the stone helps to remove clumps of soil adhering to the construction vehicles tires through the action of vibration and jarring over the rough surface and the friction of the stone matrix against soils attached to vehicle tires.
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. If this is done, a sediment trap control must be installed to treat the wash water before it discharges from the site.
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 graded inlets are protected from the intrusion of sediment through a variety of measures as shown on the details included in the Construction drawings. The primary mechanism is to place controls in the path of flow sufficient to slow the sediment-laden water to allow settlement of suspended solids before discharging into the storm sewer. It is possible that as construction progresses from storm sewer installation through paving that the inlet protection devices should change. All inlet protection devices create ponding of storm water. This should be taken into consideration when deciding on which device or devices should be used.

d) Inspection and any necessary cleaning of the underground detention 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. This is exclusive of areas paved, rockbed, or having a building on them.

B. OTHER POLLUTANT CONTROLS

This section includes the controls of pollutants other than sediment and additional requirements of the General Permit.

1. Dust Control
Construction traffic must enter and exit the site at the stabilized construction exit. Water trucks or other dust control agents will be used as needed during construction to reduce dust generated on the site. Dust control must be provided by the Contractor to a degree that is in compliance with applicable Local and State dust control regulations.

2. Solid Waste Disposal
No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid waste, including waste materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site. Covers for the containers will be provided as necessary to meet State and Local requirements. The location of solid waste receptacles shall be shown on the Site Maps.

Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means necessary in order to ensure that they do not discharge from the site. As an example, special care must be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed of so that it will not flow into the site or enter groundwater, even if this requires removal, treatment, and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.

3. Sanitary Facilities

All personnel involved with construction activities must comply with State and Local sanitary or septic regulations. Temporary sanitary facilities will be provided at the site throughout the construction phase. They must be utilized by all construction personnel and will be serviced by a commercial operator. The location of sanitary facilities shall be shown on the Site Map.

4. Non-Storm Water Discharge

Non-storm water components of site discharges are not permitted under ILRI0 except as follows: discharges from fire fighting activities; fire hydrant flushings; water used to wash vehicles where detergents are not used; waters used to control dust; potable water sources including uncontaminated water flushings; irrigation drainage; routine external building washdown which does not use detergents; pavement washdowns where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used; air conditioning condensate; springs; unconcrete ground water; and foundation or footing drains where flows are not contaminated with process materials such as solvents.

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 diked areas prepared to prevent contact between the concrete and/or wash water and storm water that will be discharged from the site. Alternatively, waste concrete can be placed into forms to make rip rap or other useful concrete products. The cured residue from the concrete washout diked areas shall be disposed in accordance with applicable State and Local regulations. The Contractor shall be responsible for ensuring that these procedures are followed. The location of concrete washout areas shall be shown on the Site Maps.

6. Mason's Area

Contractor shall identify mason's area on the site and indicate location on the Site Map. To the extent practical, all masonry tools, material, including sand and sacked cement or mortar materials, and equipment shall be located within the area identified. Runoff control, such as berms or diversion ditches, silt fence, straw wattles, or other means of containment shall be provided to prevent the migration of storm water pollutants in runoff from the mason's area. Receptacles for debris and trash disposal shall also be provided.

7. Fuel Tanks

Temporary on-site fuel tanks for construction vehicles shall meet all State and Federal regulations. Tanks shall have approved spill containment with the capacity required by the applicable regulations. The tanks shall be in sound condition free of rust or other damage which might compromise containment. Fuel storage areas will meet all EPA, OSHA, and other regulatory requirements for storage, fire extinguisher, etc. Hoses, valves, fittings, caps, filler nozzles, and associated hardware shall be maintained in proper working condition at all times. The location of fuel tanks shall be shown on the Site Maps.

8. Spill Prevention, Control and Countermeasures (SPCC) Plan must be developed if aboveground oil storage capacity at the construction site exceeds 1,320-gallons. Containers with storage capacity of 55-gallons or less are not included when calculating site storage capacity. The Contractor shall work with the Civil Engineering Consultant to develop and implement a SPCC Plan in accordance with the Oil Pollution Prevention regulation at Title 40 of the Code of Federal Regulations, Part 112, (40 CFR 112).

9. 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. All materials used on this construction site will be properly stored, handled, dispersed and disposed of following all applicable label directions. Material Safety Data Sheets (MSDS) information will be kept on site for any and all applicable materials.

In the event of an accidental spill, immediate action will be undertaken by the Contractor to contain and remove the spilled material. All hazardous materials will be disposed of by the Contractor in the manner specified by Federal, State and Local regulations and by the manufacturer of such products. As soon as possible, the spill will be reported to the appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States will be properly reported. The Contractor will prepare a written record of any spill of petroleum products or hazardous materials in excess of reportable quantities and will provide notice to Owner within 24-hours of the occurrence of the spill.

Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA shall be immediately reported to the EPA National Response Center (1-800-424-9802). In addition, 35 Ill. Adm. Code 750.414 requires notification of IEMA (1-800-782-7860). Reportable chemical spill quantities are those listed for hazardous substances under Superfund, or as extremely hazardous substances under the Superfund Reauthorization and Amendments Act of 1986 (SARA), the emergency planning statute which establishes threshold planning quantities (29 Ill. Adm. Code 430.30). Oil spills are reportable if they must be reported under the Federal Water Pollution Control Act. This generally includes spills that are in excess of 25 gallons and/or "may be harmful to the public health or welfare" (40 CFR 110). Discharges of petroleum products that do not meet the above criteria but are in excess of 100 gallons of a film on the water or oiling shorelands or cause a sludge or emulsion to be deposited beneath the water's surface or on adjoining shorelands. The reportable quantity for hazardous materials can be found in 40 CFR 302 or by contacting the IEMA (1-800-782-7860).

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with storm water, the following steps will be implemented:

- a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and additives, etc.) will be stored in a secure location, under cover, when not in use.
- b) The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery as close to time of use as practical.
- c) All spill control and containment kit (containing for example, absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.
- d) All of the products in a container will be used before the container is disposed of. All such containers will be triple rinsed, with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with State and Federal regulations and will not be allowed to mix with storm water discharges.
- e) All products will be stored in and used from the original container with the original product label.
- f) All products will be used in strict compliance with instructions on the product label.
- g) The disposal of excess or used products will be in strict compliance with instructions on the product label.

9. Long Term Pollutant Controls
Storm water pollutant management 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. Materials removed to an off-site location shall be protected with appropriate controls and properly permitted.
2. The Contractor shall designate areas on the Site Map for equipment cleaning, maintenance, and repair. The Contractor and sub-contractors shall utilize such designated areas. Cleaning, maintenance, and repair areas shall be protected by a temporary perimeter berm, shall not occur within 150 feet of any waterway, water body or wetland, and in areas located as for as practical from storm water inlets.
3. Use of detergents for large scale washing is prohibited (i.e. vehicles, buildings, pavement, surfaces, etc.).
4. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in waterproof containers. Except during application, the containers, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical disposal facility.

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 pollution control requirements are met for each site which receives such materials or from which site materials are taken. Prior to the disturbance of any such site, Contractor will confirm that the operators of the site they are importing to or exporting from have properly obtained all required permits, and will comply with all laws, regulations and permit conditions applicable to such sites.

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. The Contractor shall maintain documents evidencing such compliance in this SWPPP.

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 4 hours of the end of a storm event 0.5 inches equivalent snowfall. The purpose of site inspections is to assess performance of pollutant controls. The inspections will be conducted by the Contractor's Site Superintendent. Based on these inspections, the Contractor will decide whether it is necessary to modify this SWPPP, add or relocate controls, or revise or implement additional Best Management Practices in order to prevent pollutants from leaving the site via storm water runoff. The Contractor has the duty to coordinate any pollutant control measures to be repaired, modified, supplemented, or take additional steps as necessary in order to achieve effective pollutant control.

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. Additional factors should be considered as appropriate to the circumstances.

A. CONSTRUCTION EXIT AND TRACK OUT

Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit the site. The exit shall be supplemented with additional rock as necessary to prevent the release of sediment from vehicles leaving the site. Any sediment deposited on the roadway shall be swept as necessary throughout the day or at the end of every day and disposed of in an appropriate manner. Sediment shall NOT be washed into storm water systems.

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. All material excavated from behind sediment barriers or in traps and basins shall be incorporated into on-site soils or spread out on an upland portion of the site and stabilized. Additional sediment barriers must be constructed as needed.

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. If necessary, the materials must be covered or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, to prevent runoff from material storage areas. All State and Local regulations pertaining to material storage areas will be adhered to.

D. VEGETATION

Grazed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with building foundation or pavement, or have a stand of grass with a minimum of 70 percent density or greater over the entire vegetated area in accordance with the General Permit requirements. The vegetative density must be maintained to be considered stabilized. Area must be watered, fertilized, and re-seeded as needed to achieve this requirement.

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. Based on inspection results, any modification necessary to increase effectiveness of this SWPPP to an acceptable level must be made immediately but no longer than within 48 hours of inspection. The inspections reports must be complete and additional information shall be included if needed to fully describe a situation where the inspection report is the description of additional measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site was in compliance with the SWPPP at the time of inspection and specifically identify all incidents of non-compliance.

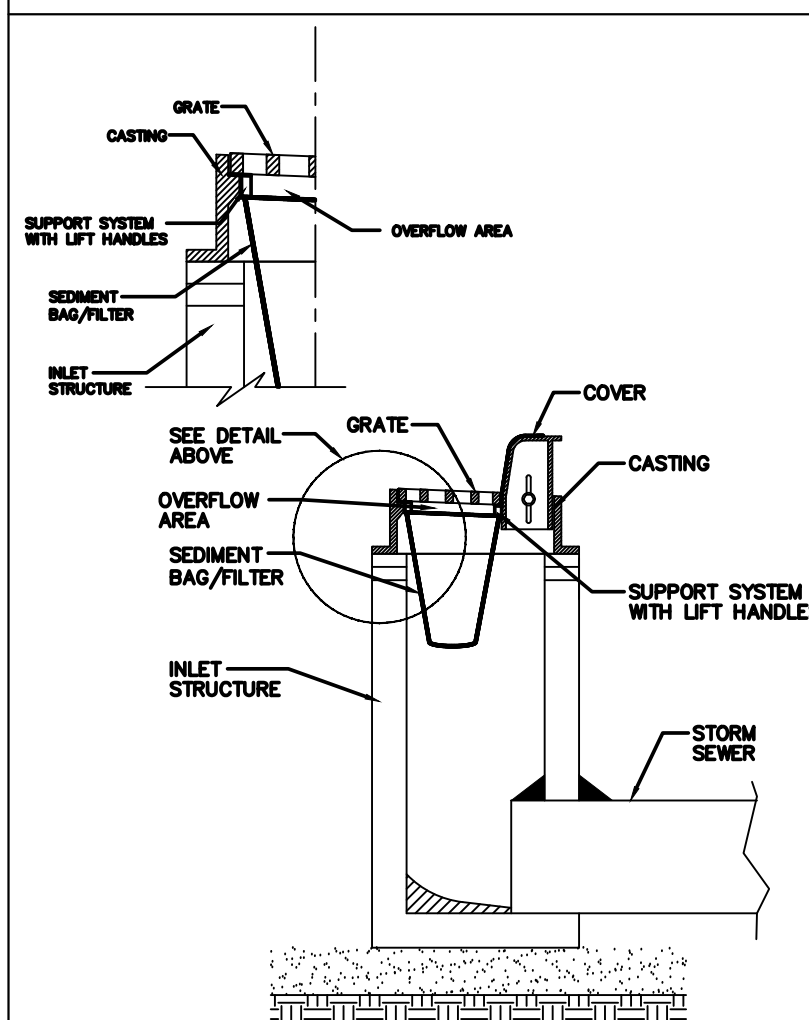
The Inspection Report Form must summarize the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and actions taken in accordance with section 4.b shall be made and retained as part of the plan for at least six years after the date of the inspection. The report shall be signed in accordance with Part V.6 of the General Permit.

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. The Contractor's Compliance Officer shall use forms provided by the IEPA and shall include specific information, if needed, to explain the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted in noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with part V.6 of the General Permit. The report of noncompliance shall be mailed to the following address:

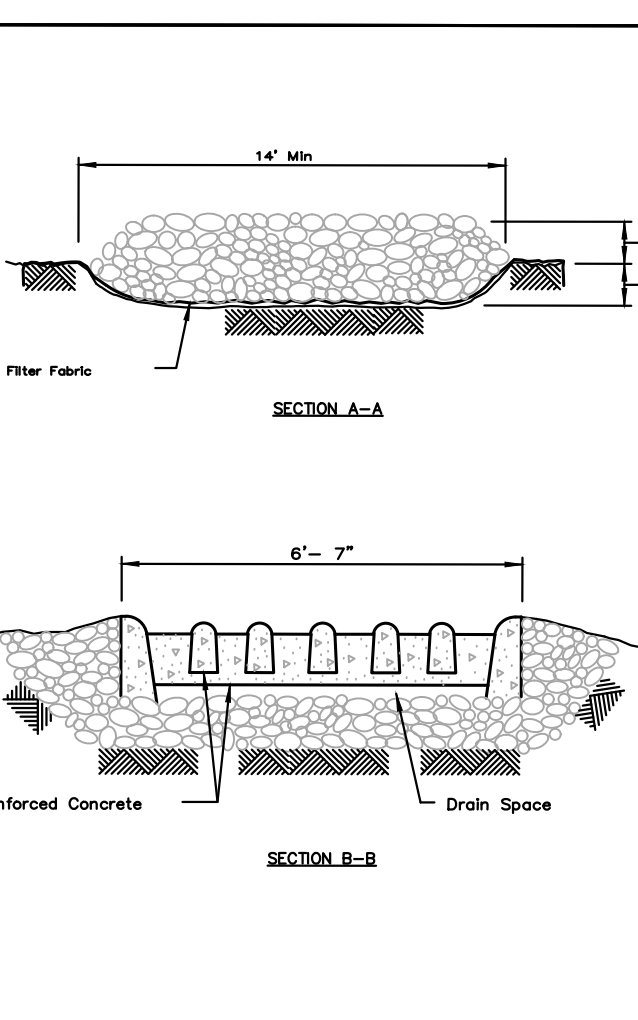
Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand Avenue East
P.O. Box 19276
Springfield, IL 62794-9276

Ultimately, it is the responsibility of the General Contractor to assure the adequacy of site pollutant discharge controls. Actual physical site conditions and Contractor practices could make it necessary to install more structural controls than are shown on the plans. For example, localized concentrations of runoff could make it necessary to install additional sediment barriers. Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing aspect of this SWPPP until the site achieves final stabilization. Any modifications, additions or deletions of sediment control devices must be approved by the Engineer through written communications.

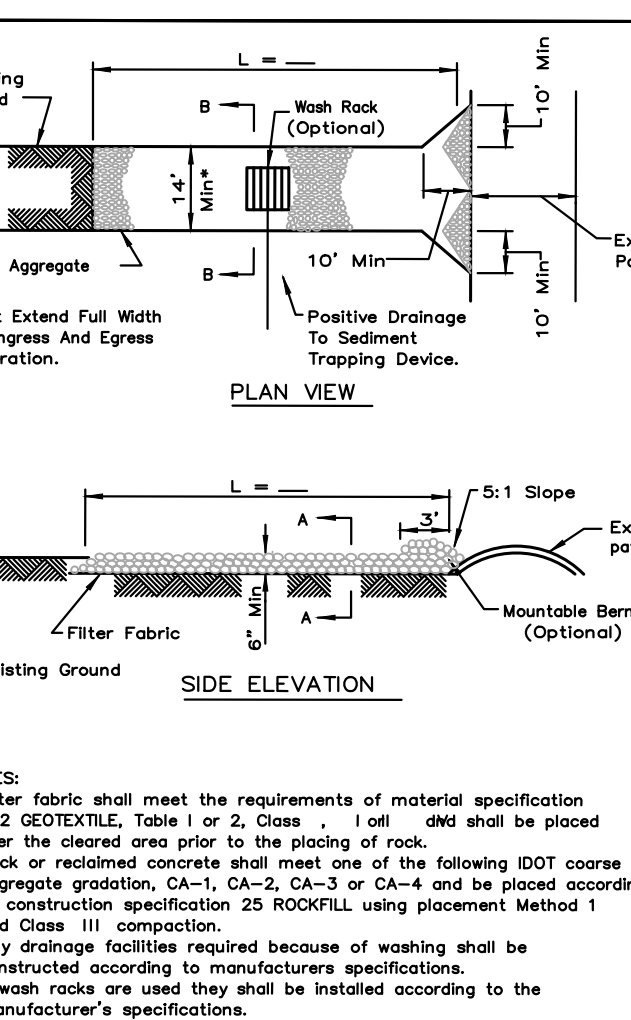
INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION



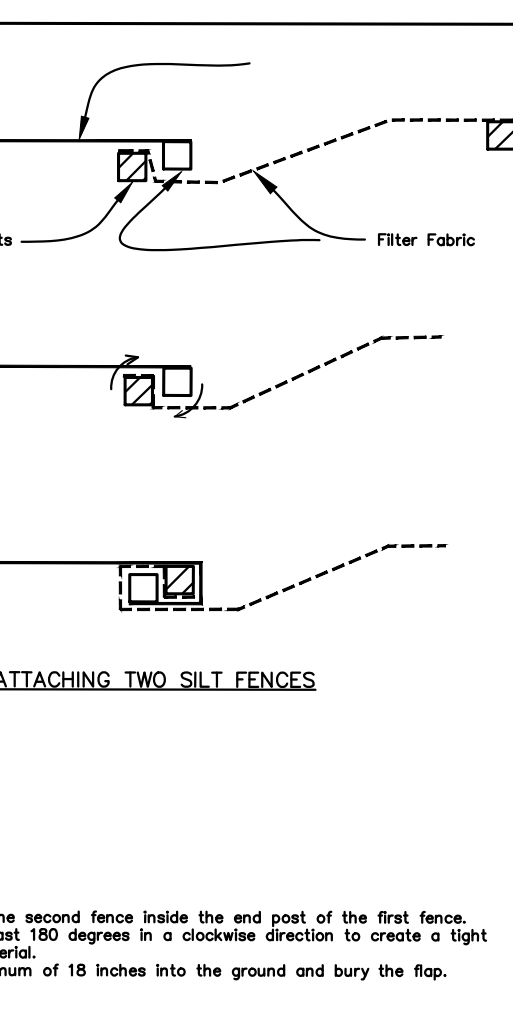
STABILIZED CONSTRUCTION ENTRANCE PLAN

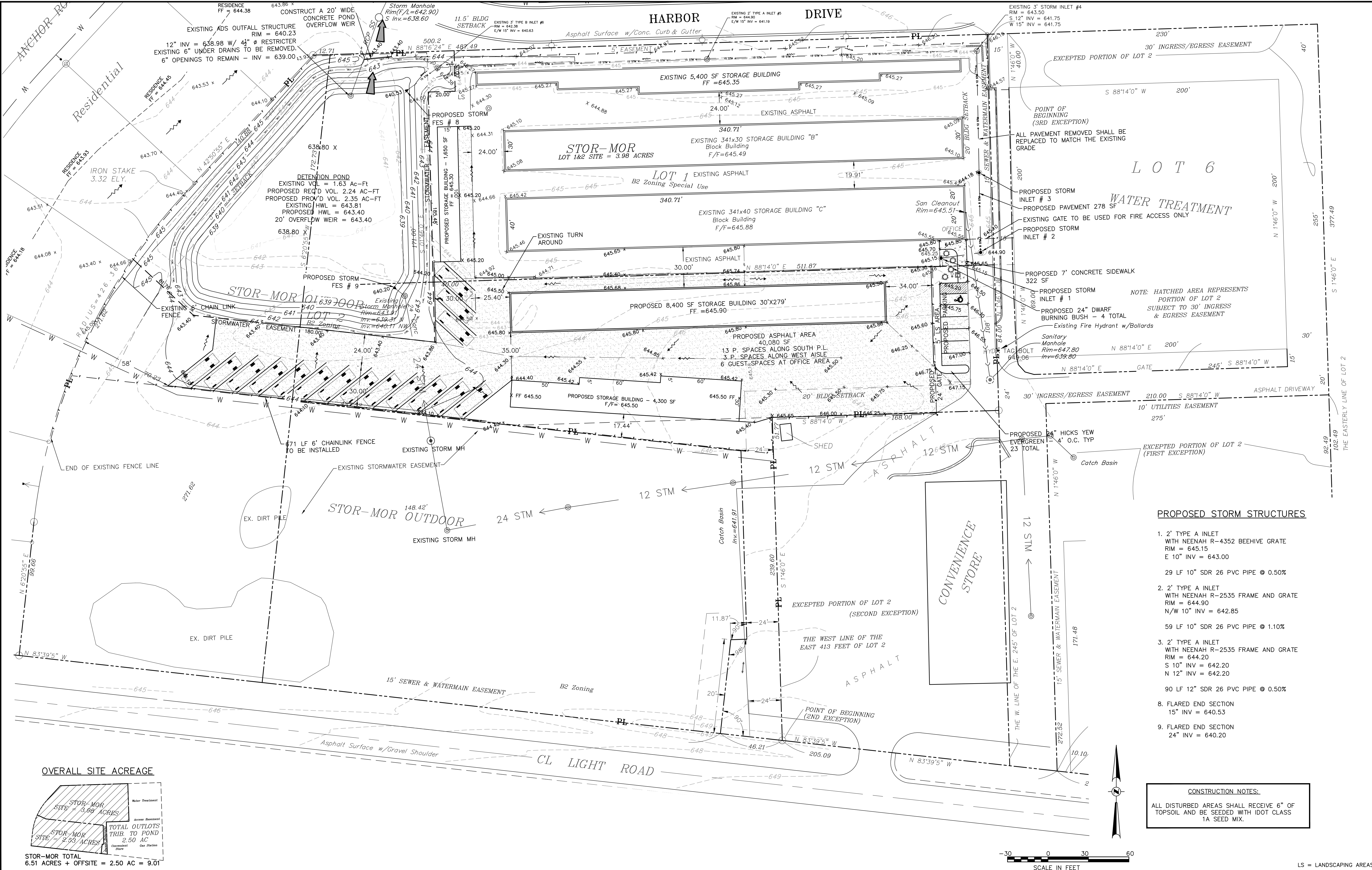


STABILIZED CONSTRUCTION ENTRANCE PLAN



SILT FENCE PLAN





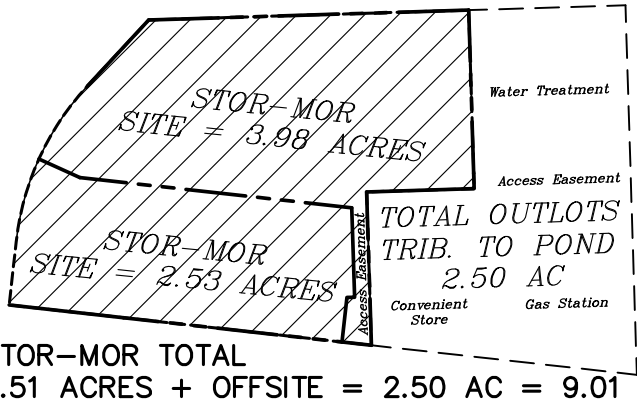
PROPOSED STORM STRUCTURES

- 1. 2' TYPE A INLET
WITH NEENAH R-4352 BEEHIVE GRATE
RIM = 645.15
E 10" INV = 643.00
29 LF 10" SDR 26 PVC PIPE @ 0.50%
- 2. 2' TYPE A INLET
WITH NEENAH R-2535 FRAME AND GRATE
RIM = 644.90
N/W 10" INV = 642.85
59 LF 10" SDR 26 PVC PIPE @ 1.10%
- 3. 2' TYPE A INLET
WITH NEENAH R-2535 FRAME AND GRATE
RIM = 644.20
S 10" INV = 642.20
N 12" INV = 642.20
90 LF 12" SDR 26 PVC PIPE @ 0.50%
- 8. FLARED END SECTION
15" INV = 640.53
- 9. FLARED END SECTION
24" INV = 640.20

CONSTRUCTION NOTES:

ALL DISTURBED AREAS SHALL RECEIVE 6" OF TOPSOIL AND BE SEEDDED WITH IDOT CLASS 1A SEED MIX.

OVERALL SITE ACREAGE



TEBRUGGE ENGINEERING
410 EAST CHURCH ST - SUITE A - SANDWICH, IL 60548
PHONE: (815) 786-0195 EMAIL: INFO@TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES
1	8.31.16	KENDALL COUNTY RESUBMITTED ORIGINAL PLAN SET
2	2.6.17	KENDALL COUNTY REVIEW COMMENTS 9.16.16
3	3.14.17	KENDALL COUNTY REVIEW COMMENTS 3.2.17
4	5.4.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
5	6.19.17	REVISED FOUNDATION ELEV. & GRADING - OWNER REQ.

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

STOR-MOR MINI STORAGE SITE IMPROVEMENTS
CIVIL SITE PLAN

PROJECT NO. **15 269 021** SHEET NO. **5**
SCALE: **1"=30'**
DATE: **8.31.16** 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. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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 ONSITE 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.

10. 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.

11. 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.

12. 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.

13. 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. 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".

3. 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.

4. ALL STORM SEWERS AND WATERMAINS 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.

5. 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.

6. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.

7. 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.

8. 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.

9. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

10. 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 MATERIAL FOR 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 SPECIED 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 COARSE 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.

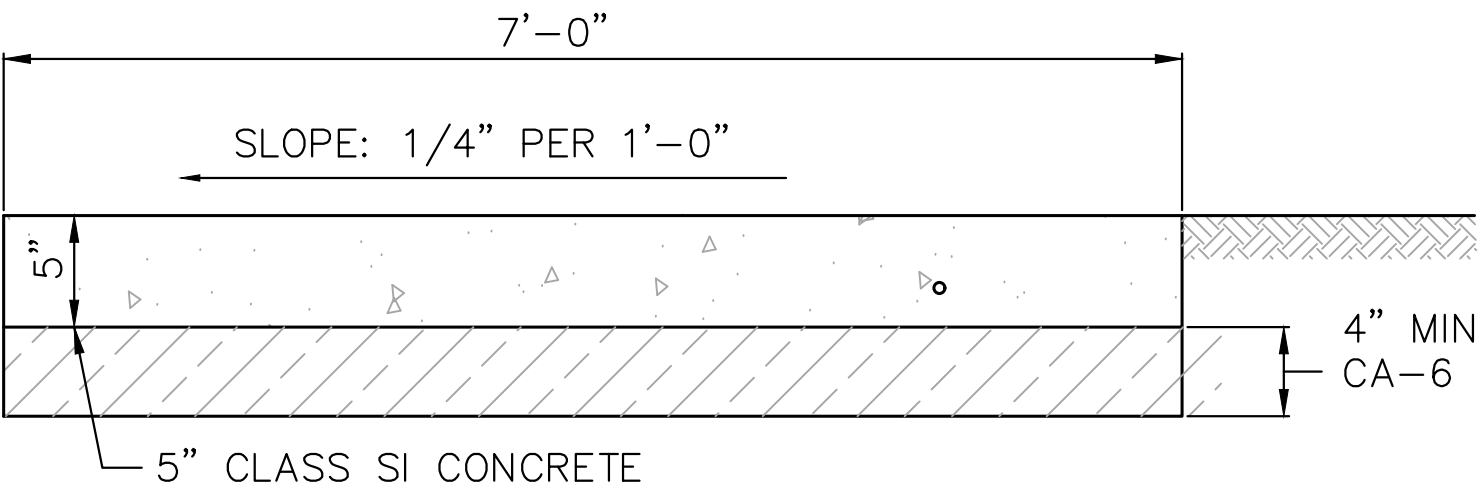
8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.

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.

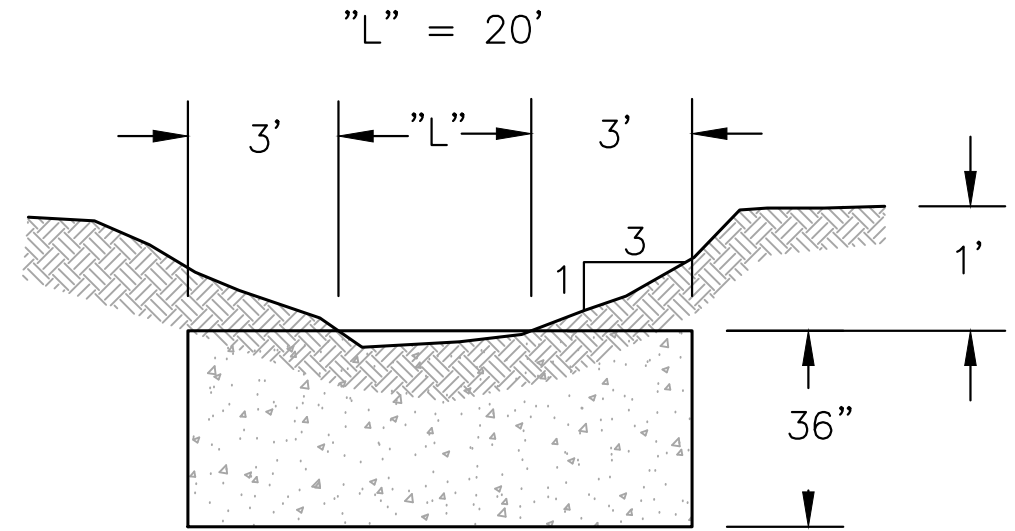


NOTE: INSTALL TOOL JOINTS EVERY 5'

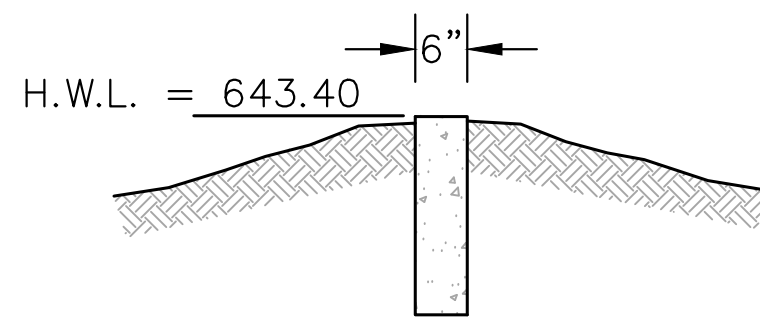
SIDEWALK

N.T.S.

TEBRUGGE ENGINEERING P.O. BOX 38, PLANO, IL 60545 PHONE: (630) 552-4390 FAX: (630) 552-4392	TITLE: SIDEWALK DETAIL	DATE:	7/13/2006
		DATE:	
		DATE:	
		DATE:	



FRONT VIEW



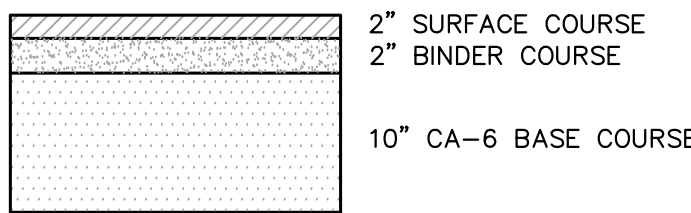
SIDE VIEW

NOTE:

"L" IS SIZED TO PASS 100 YR EVENT WITH ONE FOOT DEPTH OF WATER

CONCRETE OVERFLOW DETAIL

N.T.S.



TYPICAL GENERAL PAVEMENT DETAIL

N.T.S.

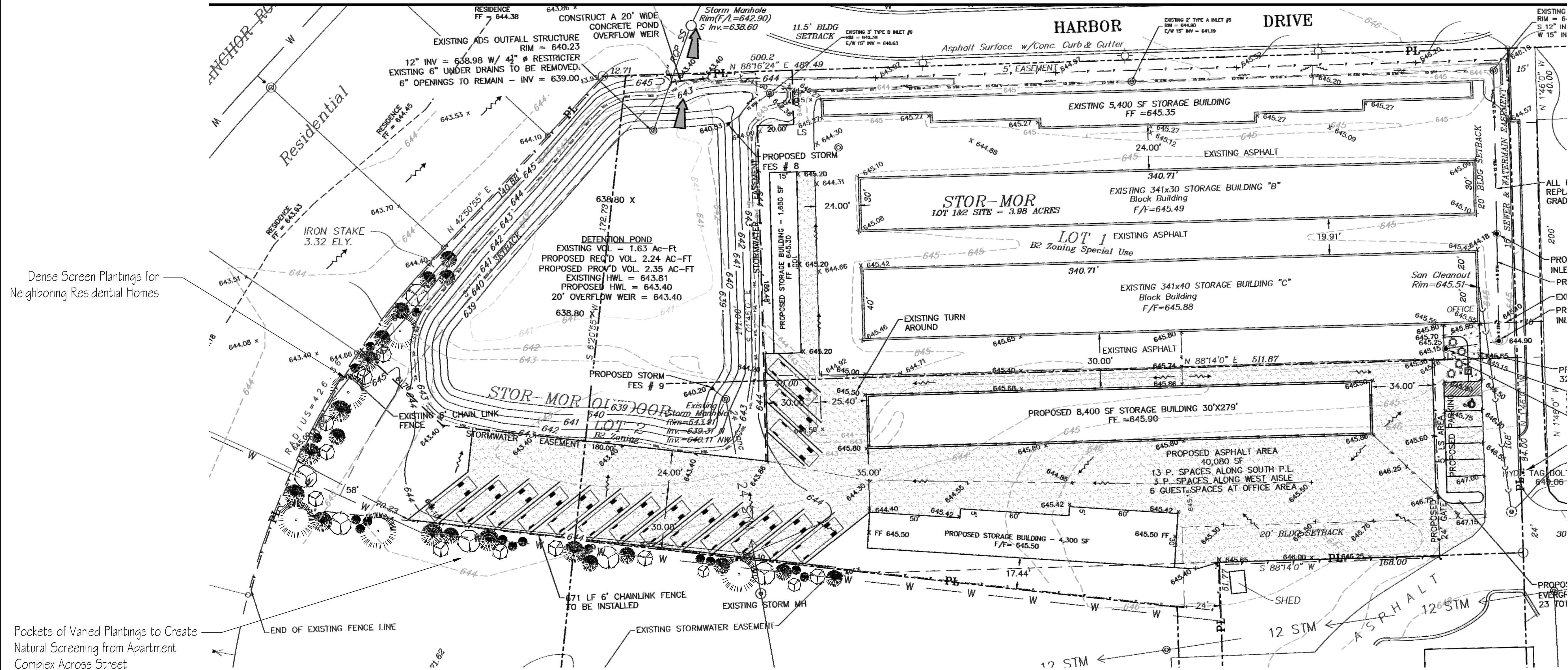


REVISIONS	NO.	DATE	NOTES
	1	8.31.16	KENDALL COUNTY RESUBMITTED ORIGINAL PLAN SET
	2	2.6.17	KENDALL COUNTY REVIEW COMMENTS 9.16.16
	3	3.14.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
	4	5.4.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
	5	6.19.17	REVISED FOUNDATION ELEV. & GRADING - OWNER REQ.

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

STOR-MOR MINI STORAGE SITE IMPROVEMENTS
GENERAL NOTES & DETAILS

PROJECT NO. 15 269 021	SHEET NO.
SCALE: NTS	6
DATE: 8.31.16	OF 6 SHEETS



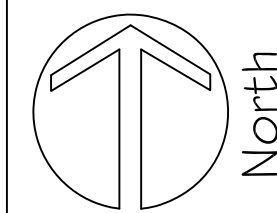
Dense Screen Plantings for
Neighboring Residential Homes

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

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



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

State of Illinois
County of Kendall

Zoning Petition
#16-20

ORDINANCE NUMBER 2016 - ____

**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,

State of Illinois
County of Kendall

Zoning Petition
#16-20

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.***

State of Illinois
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Zoning Petition
#16-20

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 20th day of August, 2016.

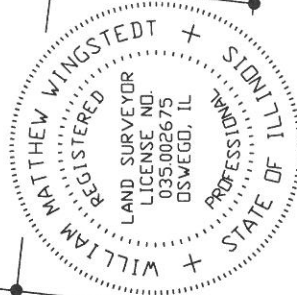
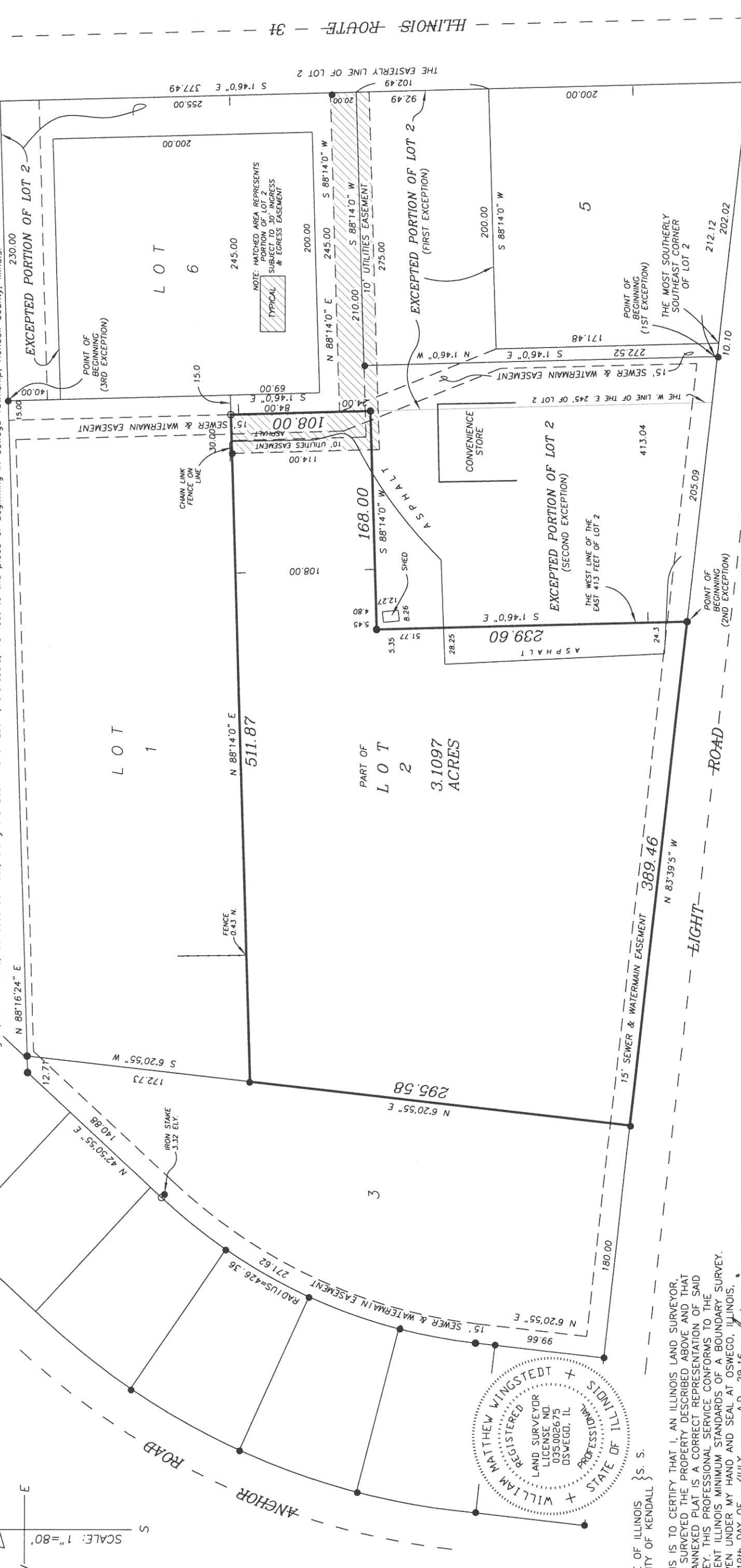
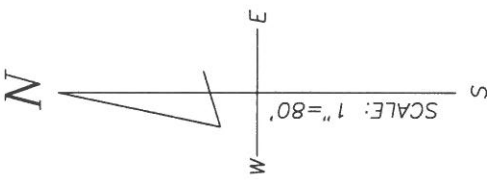
Attest:

John A. Shaw
Kendall County Board Chairman

Debbie Gillette
Kendall County Clerk

PLAT OF SURVEY OF

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, 0 seconds West 272.52 feet; thence North 88 degrees, 14 minutes, 0 seconds East 210.00 feet to a point on the East line of Lot 5; thence South 01 degrees 46 minutes, 0 seconds East along said East line, 102.49 feet; thence South 88 degrees, 14 minutes, 0 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 0 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, described 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 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 East, along the South line 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.



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 OF A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 19th DAY OF JULY, A.D., 2016.

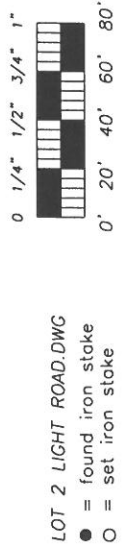
William M. Wingstedt
WILLIAM M. WINGSTEDT

ILLINOIS LAND SURVEYOR NO. 2675
(LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2016)
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

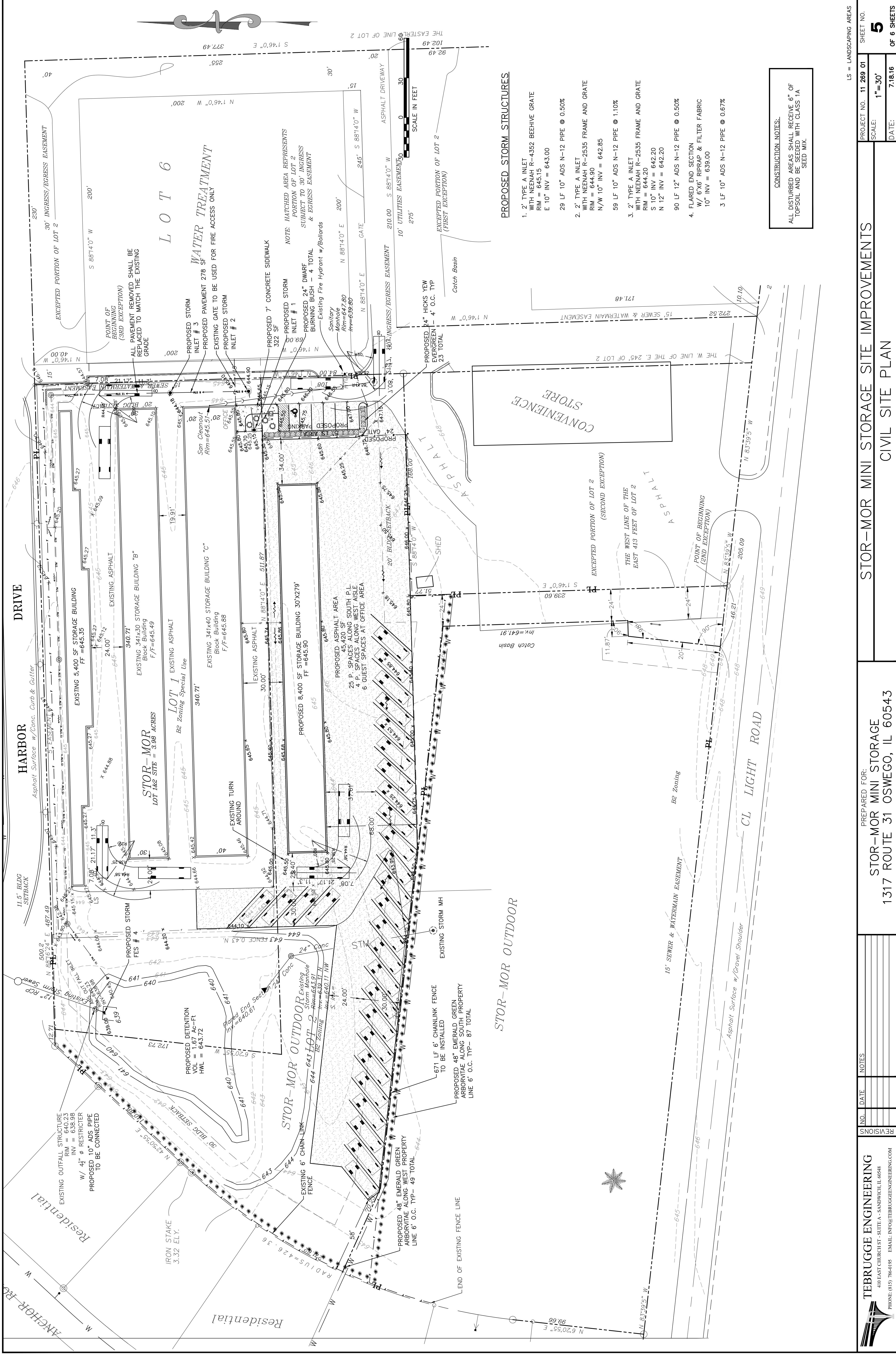
ORDERED BY: ROBERT SCHNEIDER ORDER NO. 16 G 72 FILE NO. 16575

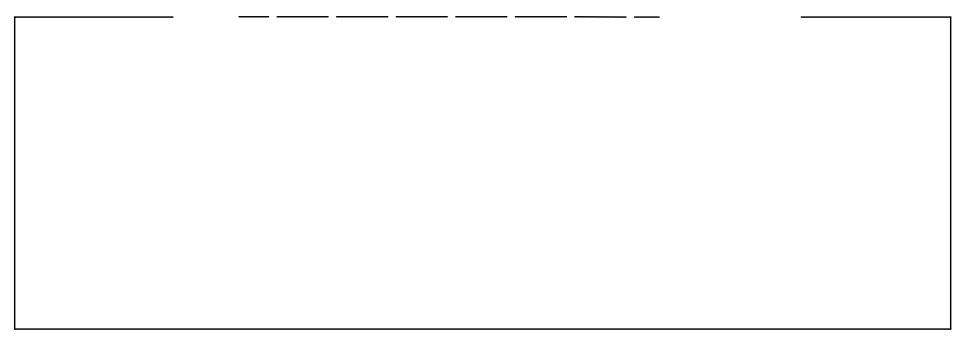
WILLIAM M. WINGSTEDT
ILLINOIS PROFESSIONAL LAND SURVEYOR

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 19th OF JULY, A.D., 2016.





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

North

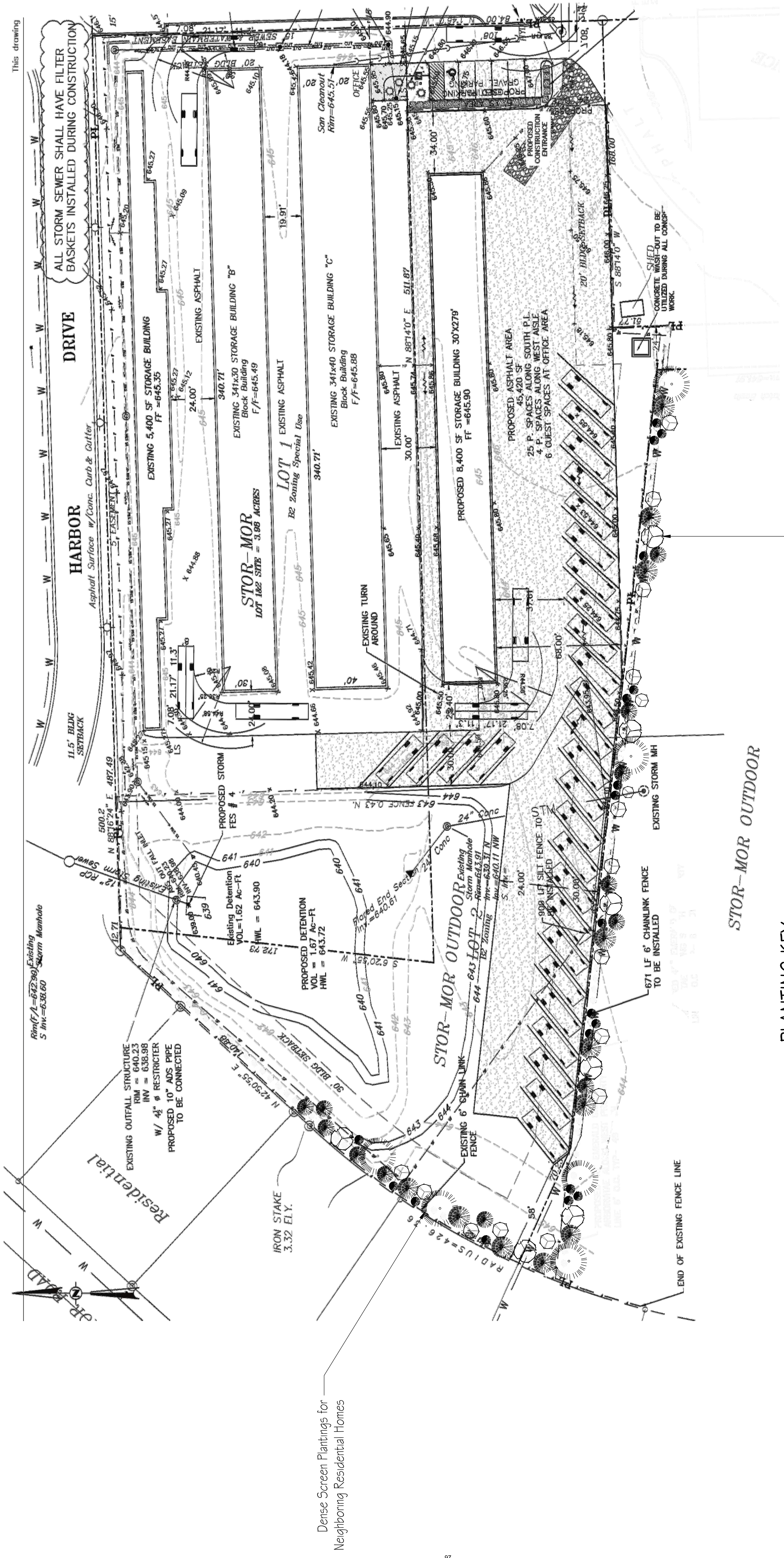
Job #:

Scale: 1" = 30'-0"

Sheet

Date: 8/24/16

Rev.:



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 - Arbovitae, Yews, Jumpers - 4'-12' tall 4'-10' wide

Proposed Landscape Starting Point

South Building Location



Attachment 7-South Building Location Looking South

Proposed South Building Location



Proposed West Building Location



Attachment 9

Matt Asselmeier

From: Bob Rogerson [bob@oswegotownship.org]
Sent: Tuesday, July 25, 2017 9:25 AM
To: Matt Asselmeier
Subject: RE: Special Use Amendment Petition 17-22 (1317 Route 31)

Matt, We do not have any objections to this.

Thank you,

Bob Rogerson

*Highway Commissioner
Oswego Township Road District
1150 Rt. 25
Oswego, IL 60543
Phone: (630) 264-4587
Fax: (630) 264-6695*

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**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
August 1, 2017 – Unapproved Meeting Minutes**

Senior Planner Matt Asselmeier called the meeting to order at 9:01 a.m.

Present:

Megan Andrews – Soil and Water Conservation District
Jason Langston – Sheriff's Office
Aaron Rybski – Health Department
David Guritz – Forest Preserve
Greg Chismark – WBK Engineering, LLC
Don Clayton – GIS
Brian Holdiman – PBZ Department
Matt Asselmeier – PBZ Department

Absent:

Fran Klaas – Highway Department
Greg Chismark – WBK Engineering, LLC
Robert Davidson – PBZ Committee Chair

Audience: Tom McNelis and Robert Schneider

AGENDA

Mr. Asselmeier asked that Petition 17-21 be moved up to after the approval of the minutes.

Ms. Andrews made a motion, seconded by Mr. Langston, to approve the agenda as proposed. With a voice vote of all ayes the motion carried.

MINUTES

Ms. Andrews made a motion, seconded by Mr. Langston, to approve the July 11, 2017 meeting minutes. With a voice vote of all ayes the motion carried.

PETITIONS

17-21 Tom McNelis – Map Amendment Rezoning Property Identified by PIN 04-15-200-003 from A-1 to R-1, 14000 Block of Budd Road Approximately 0.98 Miles from Millbrook Road on the North Side of Budd Road in Fox Township

Mr. Asselmeier provided a summary of this proposed map amendment. The petitioner desires the rezoning in order to construct a house on the property at some point in the future. The property does not have a housing allocation. The properties to the north, east and west have houses. Any new structures would have to obtain the necessary building permits; permits for well and septic would also have to be secured before a house is constructed. The Village of Millbrook expressed no concerns regarding this proposal; Fox Township has not submitted any comments.

The home allowed on the property could only be for one (1) single-family home.

Mr. Holdiman stated the setbacks are fifty feet (50') from the side property lines, fifty feet (50') from the rear property line and one hundred fifty feet (150') from the centerline of Budd Road.

Ms. Andrews said the NRI Report was approved previously.

Mr. McNelis noted that residential uses were located on the west, east and north of the property.

There were no questions from the Committee to the applicant.

Mr. Rybski made a motion, seconded by Mr. Guritz, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on August 23rd.

Mr. Asselmeier asked that Petition 17-22 be moved ahead of Petition 17-19. Without objection, the agenda was amended.

17-22 Stor-Mor, Inc. – Major Amendment to Special Use Permit Granted by Ordinance 2016-15 Allowing an Enclosed Self Storage Facility and an Outdoor Storage Facility at 1317 Route 31 (PINs: 03-07-278-011, 03-07-278-010 and 03-07-278-009) in Oswego Township

Mr. Asselmeier provided a summary of this proposed amendment to the special use permit. The petitioner would like to construct one (1) one thousand, six hundred fifty (1,650) square foot building, construct one (1) four thousand, three hundred (4,300) square foot building, reduce the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amend the landscaping plan by removing the proposed vegetation south of the proposed four thousand, three hundred (4,300) square foot building. Oswego Township expressed no opposition to this proposal; the Village of Montgomery has not submitted any comments.

The proposed new buildings would be used for the same purpose as the existing storage buildings.

Mr. Holdiman stated that the intent of the screening was for outdoor storage therefore he had no objections to the petitioner's screening proposal.

Mr. Holdiman asked if the Oswego Fire Protection District approved not having sprinklers in the buildings, similar to the other buildings. Mr. Schneider said he has not asked about these specific buildings, but no problems existed in the past. Mr. Holdiman advised Mr. Schneider to confirm this information with the Oswego Fire Protection District.

Mr. Rybski asked if the buildings were served by public utilities. Mr. Asselmeier said yes. Mr. Schneider added that the office was the only building that had plumbing.

The petitioner currently has stormwater information under review. Mr. Schneider said that he was not increasing impervious surface. The detention pond shown on the site plan already exists.

Mr. Schneider asked, if he did an expansion in the future, would he need to go through the same process. Mr. Asselmeier said that he would need a major amendment to the special use permit because the site plan is approved as part of the special use permit.

Mr. Holdiman made a motion, seconded by Mr. Rybski, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on August 23rd.

17-19 Pulte Group Representing Dave Hamman – Renew Special Use Permit Granted by Ordinance 2004-43 Allowing the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-006 and Revoking the Special Use Permit for the Placement of a Commercial Off-Premise Advertising Structure (Billboard) on the Parcel Identified by PIN 03-01-127-004, Northeast Corner of U.S. 34 and Hafenrichter (Farnsworth) in Oswego Township

Mr. Asselmeier provided a summary of this proposed special use permit. He stated that the special use permit required the sign to be renewed every three (3) years; the sign was approved in 2004. Oswego Township expressed no opposition to this request. The City of Aurora has not submitted any comments. The location of the sign in relation to the property line must be determined; it needs to be ten feet (10') off of the property line. A building permit would be required because the sign was moved from its original location.

Mr. Rybski made a motion, seconded by Mr. Langston, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

This matter will go before the Kendall County Regional Planning Commission on August 23rd.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

UPDATES OF PETITIONS

None

OLD BUSINESS

None

NEW BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Langston, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:30 a.m., adjourned.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

*Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois*

Unapproved Meeting Minutes of August 23, 2017

Chairman Ashton called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Larry Nelson, Ruben Rodriguez, John Shaw, Claire Wilson (arrived at 7:01 p.m.) and Budd Wormley

Members Absent: Angela Zubko

Staff Present: Matthew H. Asselmeier, Senior Planner

In the Audience: Robert Davidson, Patrick Cook, Tom McNelis, Janet Seego, Karla Stodter, Robert Schneider, Alzlisha Torre, Erika Dickens and Vicki Schnabel

APPROVAL OF AGENDA

Mr. Nelson made a motion, seconded by Mr. Wormley, to approve the agenda as presented. With a voice vote of all ayes, the motion carried.

Claire Wilson arrived at this time.

APPROVAL OF MINUTES

Mr. Wormley made a motion, seconded by Mr. Shaw, to approve the July 26, 2017 minutes. With a voice vote of all ayes, the motion carried.

PETITIONS

17-19 Pulte Group Representing Dave Hamman

Mr. Asselmeier summarized the request. The Pulte Group would like to renew the special use permit for a billboard at the property identified by parcel identification number 03-01-127-006 and revoke the special use permit for a billboard on the property identified by parcel identification number 03-01-127-004. This proposal applies to the sign advertising the Pulte Development. The proposal does not include the big billboard on the property 03-01-127-004. Staff is still searching for the ordinance that allowed that billboard. The existing special use permit required the sign to be renewed every three (3) years. The sign was moved to get into compliance with the Kendall County signage regulations; the Pulte Group is required to get a building permit because the sign was relocated.

Oswego Township expressed no opposition to this proposal. The City of Aurora has not submitted comments on this proposal. ZPAC unanimously recommended approval of the proposal provided that the placement requirements of the Zoning Ordinance were met.

Patrick Cook, representing Pulte Group, stated that he was in attendance to answer questions.

Ms. Wilson asked if the Planning, Building and Zoning Department received any feedback or objections. Mr. Asselmeier stated that they received general questions, but no objections to the proposal.

Chairman Ashton asked Mr. Cook if he agreed with the restrictions proposed by Staff. Mr. Cook said that he agreed with the proposed restrictions.

Mr. Nelson made a motion to recommend approval of the petition as presented with the restrictions proposed by Staff, seconded by Mr. Wormley.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson and Wormley (8)

No – None (0)

Absent – Zubko (1)

The motion passed. This proposal will go to the Special Use Hearing Officer on August 28, 2017 at 7:00 p.m.

17-21 Tom McNelis

Mr. Asselmeier summarized the request. The petitioner desires to rezone the property from A-1 to R-1 in order to be able to construct a house on the property in the future. No timeline exists for constructing a house and the property is for sale. The property is less than forty (40) acres and does not have a housing allocation; a house cannot be constructed on the property at the present time.

Fox Township expressed no opposition to the proposal. The Village of Millbrook expressed no opposition to the proposal. The United City of Yorkville expressed no opposition to the proposal. ZPAC unanimously recommended approval of the proposal.

Mr. Nelson suggested that the property obtain a conditional use permit because the lot is irregularly shaped and not farmable instead of rezoning the property to R-1. All of the adjoining properties are zoned A-1. Mr. McNelis said that he did not have a preference to the zoning; he liked the A-1 zoning. He wanted the ability to construct a house on the property. No Commissioner expressed opposition to the construction of a house on the property. Staff will work with the petitioner to determine the next steps in the process.

Janet Seego, Oswego, asked if the property sold, would the new owner have the same rights to construct a house. Chairman Ashton responded yes. No timeframe would be placed on the construction of the home.

Karla Stoedter, Budd Road, asked if more than one (1) home could be built on the property. Mr. Asselmeier responded that it was virtually impossible to construct another home on the property. If an additional home was proposed, the proposal would require review by various boards before approval.

Mr. Nelson made a motion to recommend that a conditional use permit be awarded for the construction of house instead of rezoning the property to R-1, seconded by Mr. Bledsoe.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson and Wormley (8)

No – None (0)

Absent – Zubko (1)

The motion passed. Mr. Asselmeier said that he would inform Mr. McNelis of the next steps. If the proposal requires a public hearing, this public hearing will be at the Zoning Board of Appeals on August 28, 2017 at 7:00 p.m.

17-22 Stor Mor, Inc.

Mr. Asselmeier summarized the request. Stor Mor, Inc., represented by Robert Schneider, requested four (4) amendments to their special use permit. The petitioner would like to construct one (1) 1,650 square foot

building, one (1) 4,300 square foot building, reduce the number of vehicles stored onsite from twenty-nine (29) to sixteen (16) and amend the landscaping plan by removing the proposed vegetation south of the proposed 4,300 square foot building. In addition the restrictions listed in the proposal, Staff requested that a condition be added to the special use permit revoking the special use permit portion of Ordinance 76-6 which granted a special use permit for storage on the northern portion of the property.

Oswego Township had no objections to the proposal. The Village of Montgomery has not submitted any comments on the proposal. ZPAC requested that the petitioner confirm with the Oswego Fire Protection District that sprinklers would not be required in the new building; ZPAC unanimously recommended approval of the proposal.

Robert Schneider, petitioner, stated he constructed the new building proposed in 2016. He would like to substitute some of the RV parking spots in favor of the new, proposed buildings. The building proposed in 2016 was constructed. Mr. Schneider considered the rear of the proposed new building to be screening.

Mr. Nelson asked if the new building constructed in 2016 was constructed without sprinklers. Mr. Schneider said that the new building did not have sprinklers and no utilities run to the building.

Mr. Wormley asked if the retention pond was wet or dry. Mr. Schneider responded that the retention pond is in existence and it is dry.

Ms. Wilson asked for clarification regarding the screening requirement. Mr. Asselmeier said that the restriction was listed as amended because the petitioner is proposing a landscaping plan that differs from the landscaping plan approved in 2016.

Mr. Schneider stated that residential uses were located on three (3) sides of the property.

Ms. Wilson asked if residents or neighbors submitted objections to the proposal. Mr. Asselmeier said that he received general questions about the proposal, but no objections.

Alzisa Torre, Oswego, requested to see the aerial of the property and how the proposal will impact her property. Mr. Schneider showed Ms. Torre the aerial of the property and explained the proposed structures and vegetation locations in relation to her property. Ms. Torre's property is located north of the proposal and none of the proposed buildings, vegetation or lights will impact her property because they are located on the opposite of the property. The property will be fenced.

Mr. Schneider indicated that he did not plan to make additional changes to the site plan in the near future.

Erika Dickens, Oswego, asked about the vegetation on the north side of the property. Mr. Schneider said that he might trim vegetation, but all of the proposed buildings and vegetation work will be on the opposite side of the property.

Mr. Schneider said that his office is located on the property and invited neighbors to come in and discuss any concerns they may have.

Mr. Schneider hopes to start work this fall.

Ms. Wilson asked if an onsite manager was available twenty-four (24) hours a day. Mr. Schneider said that an onsite manager lived in an apartment on the property.

Ms. Wilson made a motion to recommend approval of the petition as presented including the conditions recommended by Staff, seconded by Mr. Bledsoe.

Yes – Ashton, Bledsoe, Casey, Nelson, Rodriguez, Shaw, Wilson and Wormley (8)

No – None (0)

Absent – Zubko (1)

The motion passed. This proposal will go to the Special Use Hearing Officer on August 28, 2017 at 7:00 p.m.

OLD BUSINESS

None

NEW BUSINESS

Discussion of Special Uses within the A-1 Zoning District

Mr. Asselmeier read his memo on the subject. He provided a map of the A-1 zoned properties in Kendall County and the list of special uses currently listed in the A-1 zoning district.

Mr. Davidson suggested the uses listed in the A-1 district should be evaluated. He believed that the land along the major highways should be evaluated for different uses. In particular, he believed that the land along Route 47 in Lisbon Township should be reclassified as commercial because of the widening of Route 47.

Mr. Shaw advised that the widening of Route 47 throughout all of Kendall County will not occur in the near future due to the State's financial situation.

Mr. Nelson agreed that the maps should be updated.

Discussion occurred regarding stakeholder meetings. Chairman Ashton advised having meetings with Lisbon Township, the Village of Lisbon and the Village of Plattville. Draft maps should be prepared and taken to stakeholder meetings.

The consensus of the Commission was that the issue of land use along Route 47 in southern Kendall County should be examined.

Discussion of Amending the Future Land Use Map for Properties Located Along Route 47 in Kendall and Lisbon Townships

Mr. Asselmeier read his memo on the subject.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that Petition 17-14 failed at the County Board. Petitions 17-15 and 17-20 both passed at the County Board. Petition 17-16 was tabled at the Planning, Building and Zoning Committee.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

Vicki Schnabel, Yorkville, stated that her family is moving because of the banquet facility located across the street from her property. She favored distance requirements between businesses and residences in the A-1 district. She also expressed concerns about the noise restrictions placed on the banquet facility; the restrictions were too weak. Her family hears people talking next door, the music from next door and the bass from music.

Chairman Ashton asked if they received decibel readings at the property. Ms. Schnabel said that her family has not called the Sheriff's Department.

Ms. Schnabel said that the berm and trees were inadequate to protect neighbors from noise and lights arising

from the banquet facility or to preserve their privacy. Mr. Davidson explained that the height and width of the berm were not defined. Also, the type, number and location of trees were also not defined in the special use permit for the banquet facility across from her property.

Chairman Ashton asked if Ms. Schnabel had any suggestions for the noise ordinance.

Chairman Ashton asked about the procedure for handling noise complaints. Mr. Asselmeier responded that the Sheriff's Department would prepare a report outlining the violation. The report would be forwarded to the Planning, Building and Zoning Committee to see if the Committee wanted to forward the complaint to the State's Attorney's Office. If a special use permit holder was guilty of violating the noise provisions in their special use permit, the County Board could revoke the special use permit.

Discussion occurred regarding having lower decibel requirements on future special use permits.

Mr. Davidson reported that the Planning, Building and Zoning Department researched machines for recording for decibels. Mr. Asselmeier stated that the company with the technology has not developed a waterproof device. The devices also did not have battery backup; there were electricity access issues.

Chairman Ashton gave Ms. Schnabel his phone number and the information from the Ad-Hoc Zoning Ordinance Committee regarding the noise regulations.

Chairman Ashton discussed the process of creating mining regulations.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reminded Commissioners that he emailed Plan Commission training information to them. This training is offered through the Illinois Chapter of the American Planning Association. If they would like to participate, they should contact the Planning, Building and Zoning Department.

Discussion occurred regarding the State's Attorney's opinion regarding forest preserve districts and zoning regulations. Ms. Wilson said she would do additional research on the topic.

ADJOURNMENT

Ms. Wilson made a motion, seconded by Mr. Shaw, to adjourn. With a voice vote of all ayes, the motion carried. The Kendall County Regional Plan Commission meeting adjourned at 8:46 p.m.

Respectfully submitted by,
Matthew H. Asselmeier, AICP
Senior Planner