

KENDALL COUNTY
ZONING AND PLATTING ADVISORY COMMITTEE
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

August 1, 2017 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: **County Board:** Robert Davidson, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **Wills Burke Kelsey:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Megan Andrews, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the July 11, 2017 ZPAC meeting minutes. (Page 3-4)

PETITIONS:

1. **17-19 – Pulte Group Representing Dave Hamman (Page 5-20)**
Request: Renew the Special Use Permit Granted by Ordinance 2004-43 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
PINs: 03-01-127-006 and 03-01-127-004
Location: Northeast Corner of Route 34 and Hafenrichter (Farnsworth), 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. **17-21 – Tom McNelis (Page 21-39)**
Request: Map Amendment Rezoning Subject Property from A-1 to R-1
PIN: 04-15-200-023
Location: 14000 Block of Budd Road Approximately 0.98 miles from Millbrook Road on the North Side of Budd Road, Fox Township
Purpose: Petitioner would like the Ability to Construct a Single-Family Home on the Property.
3. **17-22 – Stor Mor, Inc. (Page 40-71)**
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, 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

None

OLD BUSINESS/ NEW BUSINESS

PUBLIC COMMENT

ADJOURNMENT- **Next meeting on September 5, 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.

**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

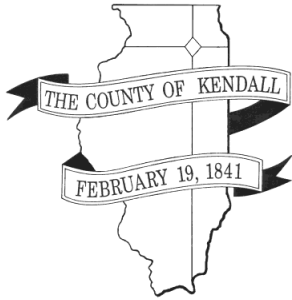
None

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.



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.

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.

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.

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 aerial showing the new location of the sign is included as Attachment 3. **Staff is waiting for the exact measurement of the location of the sign in relation to property lines.**

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 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. The petitioner agreed to this request.

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.

Also, pursuant to Section 12.06.A.2, the sign must be a minimum ten feet (10') from the property line or ROW line, whichever is greater. Staff is waiting on the exact measurement of the sign from the property line.

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

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. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
7. 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
4. Sign Original Location
5. New Sign Location
6. Bank South of Location
7. Southwest Corner of Intersection



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560
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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

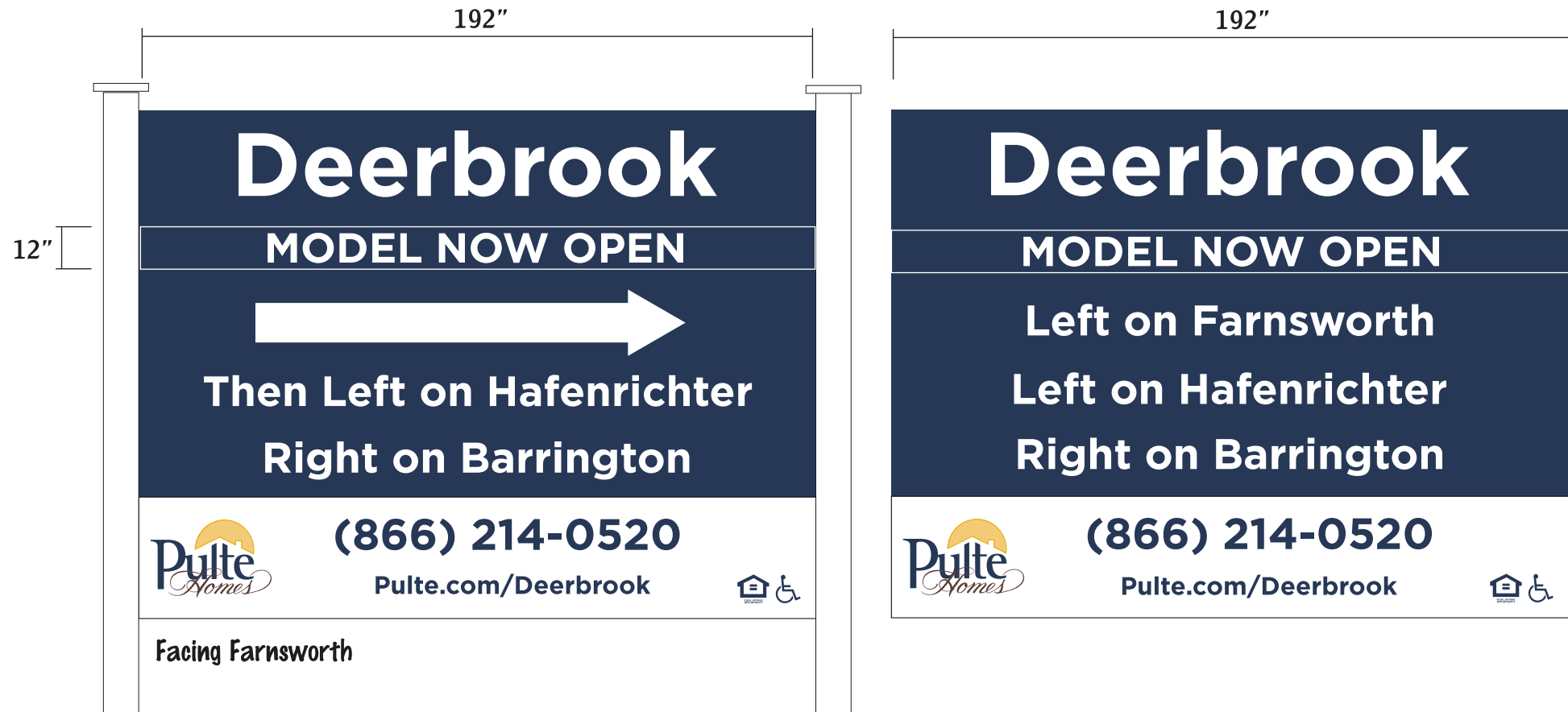
FEE PAID:\$ _____
CHECK #: _____

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;

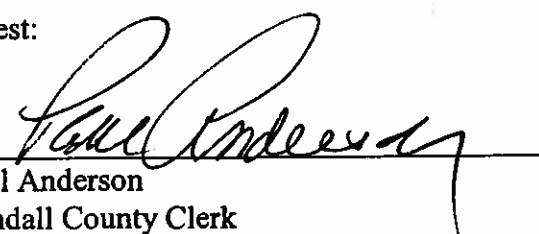
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a SPECIAL USE PERMIT to permit an off-premise advertising sign on the subject parcel as depicted in Group Exhibits "A" and "B" attached hereto and made a part hereof, subject to the following conditions:

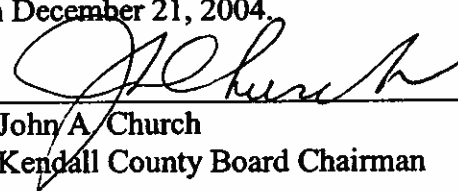
1. The sign will be removed or Centex Homes will apply to renew their special use in three years from the date of this ordinance.
2. The sign will not be illuminated; and
3. The advertising on the sign is restricted to Centex Homes' developments.

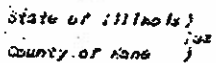
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

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



Dated at Geneva, Illinois, April 3, 1973

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

Attachment 2, Page 3

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

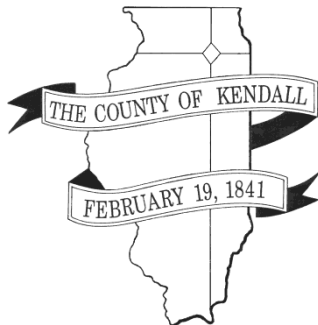












DEPARTMENT OF PLANNING, BUILDING & ZONING

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Petition 17-21**Tom McNelis****Map Amendment 14000 Block of Budd Road****Rezone from A-1 to R-1****INTRODUCTION**

Tom McNelis submitted a petition requesting a map amendment for the subject property rezoning the property from A-1 Agricultural District to R-1 One-Family Residential District. The petitioner would like the ability to construct a home on the property, either for himself or for a successive owner. No specific construction plans for a proposed home exist.

The application material, including the petitioner's findings of fact and survey, are included as Attachment 1.

SITE INFORMATION

PETITIONER Tom McNelis

ADDRESS No Address Number Assigned; Located in the 14000 Block of Budd Road

LOCATION Approximately 0.98 Miles East of Millbrook Road on the North Side of Budd Road
(See Attachment 2 for Aerial)

TOWNSHIP Fox

PARCEL # 04-15-200-023

LOT SIZE 3.86 +/- acres

EXITING LAND
USE Agricultural

ZONING A-1 Agricultural District

LRMP

Land Use	County: Rural Estate Residential (max 0.45 du/acre) Village of Millbrook: Low Density Residential (max 0.65 du/acre)
Roads	Budd Road is Local Road
Trails	No trails are planned along this portion of Budd Road
Floodplain/ Wetlands	No Floodplains or Wetlands are located on the property

REQUESTED
ACTION

Map Amendment Rezoning the Property from A-1 Agricultural District to R-1 One-Family Residential District

APPLICABLE
REGULATIONS

Section 13.07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural/Farmstead	A-1 (Agricultural)	Rural Estate Residential (County)	A-1 and A-1 BP (County)
South	Agricultural	A-1 (Agricultural)	Countryside Residential (County)	A-1 and A-1 SU (County)
East	Countryside Residential	A-1 (Agricultural)	Countryside Residential (County)	A-1 (County)
West	Rural Estate and Countryside Residential	A-1 (Agricultural)	Rural Estate Residential and Countryside Residential (County)	A-1 (County)

Rural Estate is max 0.45 du/acre

Countryside Residential is max 0.33 du/acre

PHYSICAL DATA**ENDANGERED SPECIES REPORT**

EcoCAT Application submitted on 7.14.17; waiting for results.

NATURAL RESOURCES INVENTORY

Application was submitted 6.19.17.

ACTION SUMMARY**FOX TOWNSHIP**

Petition information was sent to Fox Township on 7.17.17. No comments have been received from Fox Township.

VILLAGE OF MILLBROOK

Petition information was sent to the Village of Millbrook on 7.17.17. No comments have been received from the Village of Millbrook.

GENERAL INFORMATION

The petitioner desires the map amendment in order to have the ability to construct a house on the property at some point in the future. The subject property does not have an allocation for the construction of a home and does not possess forty (40) acres. Therefore, a map amendment is required in order to construct a home onsite.

The petitioner does not believe that the property is large enough for farming. Pictures of the property are included as Attachments 3-7.

Existing homes are located to the north, east and west of the subject property. The Land Resource Management Plan calls for this area to be residential in the future. For these reasons, Staff does not believe that the approval of this request would constitute spot zoning.

BUILDING CODES

Any new homes or accessory structures would be required to meet applicable building codes.

ACCESS

The property fronts Budd Road. Pending comments from Fox Township, Staff has no concerns regarding the ability of Budd Road to support a proposed home at this location.

ODORS

No new odors are foreseen.

LIGHTING

Any new lighting would be for residential use only. Staff does not foresee any concerns regarding lighting.

SCREENING

No fencing or buffer is presently planned for the property. Any new fences or plantings would be for a residential use. Any new fences would have to follow applicable regulations.

STORMWATER

Staff is not aware of any stormwater concerns.

UTILITIES

Electricity is near the property. A new well and septic system would have to obtain applicable permits.

RECOMMENDATION

Staff recommends approval of the proposed map amendment.

ATTACHMENTS

1. Application Materials (Including the Petitioner's Findings of Fact and Survey)
2. Aerial
3. Looking East
4. Looking North
5. Looking Northwest
6. Looking West
7. Looking South



DEPARTMENT OF PLANNING, BUILDING & ZONING

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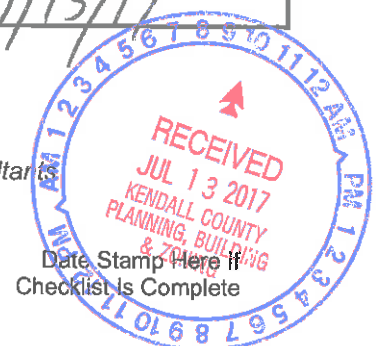
APPLICATION

PROJECT NAME McNelis Map Amendment FILE #: 17-21

NAME OF APPLICANT <u>Tom McNelis</u>		
CURRENT LANDOWNER/NAME(s) <u>Tom McNelis</u>		
SITE INFORMATION ACRES <u>3.86</u>	SITE ADDRESS OR LOCATION <u>Budd Rd Yorkville 04-15-200-023</u>	ASSESSOR'S ID NUMBER (PIN) <u>04-15-200-023</u>
EXISTING LAND USE <u>Vacant Residential</u>	CURRENT ZONING <u>Vacant Residential</u>	LAND CLASSIFICATION ON LRMP <u>Vacant Residential</u>
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input checked="" 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.)
AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹ PRIMARY CONTACT <u>Tom McNelis</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # <u>[REDACTED]</u>	PRIMARY CONTACT OTHER # (Cell, etc.) <u>[REDACTED]</u>
² ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]		DATE <u>7/13/17</u>

FEE PAID: \$ 100.00

CHECK #: [REDACTED]

¹Primary Contact will receive all correspondence from County²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Please fill out the following findings of fact to the best of your capabilities. § 13.07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

Existing uses of property within the general area of the property in question.

Vacant Residential

Property Is Surrounded By Residential Properties On 4 Sides With 298' Frontage On Budd Rd.

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

Appears To A1 And R1

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

Not Being Farmed. Not Suitable For Ag.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification.

New Homes Have Been Built For Residential Use Only Examples Kinzel And Seego

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

At The Time Of Purchase Youhville Designated This Parcel As 1-2 Acre Residential. The Trend In This Area Has Been Residential.

I would like to Rezone
The Property from A1
to R1 in order to sell
the property so that someone
can construct a home on the
site.



07/12/2017

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 14 OF SAID TOWNSHIP 330.0 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 19 SECONDS EAST 274.56 FEET TO THE CENTERLINE OF BUDD ROAD; THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST ALONG SAID CENTERLINE 539.64 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 497.15 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE, 386.77 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 147.01 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 209.74 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 83 DEGREES 46 MINUTES 31 SECONDS WEST ALONG SAID CENTERLINE 88.38 FEET; THENCE NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST 305.0 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 29 SECONDS WEST 150.0 FEET; THENCE NORTH 02 DEGREES 59 MINUTES 31 SECONDS EAST 212.16 FEET TO A LINE DRAWN NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST FROM POINT A AFORESAID; THENCE SOUTH 89 DEGREES 26 MINUTES 38 SECONDS EAST, 408.03 FEET TO A LINE DRAWN NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 53 MINUTES 29 SECONDS EAST, 426.73 FEET TO THE POINT OF BEGINNING IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.

GEORGE E. COLE® No. 229 REC
LEGAL FORMS February 2000

200100013046
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
07-18-2001 At 03:53 pm.
QCD J TENCY 43.50

**QUIT CLAIM DEED
JOINT TENANCY
Statutory (Illinois)
(Individual to Individual)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR(S) Barbara J. Hick Formerly Known As Barbara J. McNelis
1659 Lexington Dr.

of the City _____ of Montgomery County of Kendall State of Illinois for the consideration of Seventeen Thousand DOLLARS, and other good and valuable considerations _____ in hand paid, CONVEY(S) _____ and QUIT CLAIM(S) _____ to Thomas J. McNelis

(Name and Address of Grantees)
not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in Kendall County, Illinois, commonly known as Budd Rd 04-15-200-023, legally described as:
See Attached (Street Address)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 04-15-200-023

Address(es) of Real Estate: Budd Rd Yorkville, IL

DATED this: _____ day of _____ 20____

Please
print or
type name(s)
below
signature(s)

(SEAL)

Barbara J. Hick

Thomas J. McNelis (SEAL)

(SEAL)



(SEAL)

(SEAL)

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

IMPRESS
SEAL
HERE

Barbara J. Hick
personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18 day of June 20 01

Commission expires 7-30 20 01 Cerene L. Pittman
NOTARY PUBLIC

This instrument was prepared by Tom McNeil

MAIL TO: Tom McNeil
(Name)
[Redacted]
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Tom McNeil
(Name)
[Redacted]
(Address)

OR RECORDER'S OFFICE BOX NO. [Redacted]
(City, State and Zip)

STATE TAX	STATE OF ILLINOIS	# 0000002247	REAL ESTATE TRANSFER TAX
	JUL. 18. 01		000 1700
	KENDALL COUNTY		FP35 1015

COUNTY OF KENDALL
REAL ESTATE TRANSFER TAX
\$ 8.50

GEORGE E. COLE®
LEGAL FORMS

Quit Claim Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

Barbara T. Hick

TO

Thomas J. McNeil

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 14 OF SAID TOWNSHIP 330.0 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 19 SECONDS EAST 274.56 FEET TO THE CENTERLINE OF BUDD ROAD; THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST ALONG SAID CENTERLINE 539.64 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE 497.15 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE, 388.77 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 147.01 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 209.74 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 83 DEGREES 46 MINUTES 31 SECONDS WEST ALONG SAID CENTERLINE 88.38 FEET; THENCE NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST 305.0 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 29 SECONDS WEST 150.0 FEET; THENCE NORTH 02 DEGREES 59 MINUTES 31 SECONDS EAST 212.16 FEET TO A LINE DRAWN NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST FROM POINT A AFORESAID; THENCE SOUTH 89 DEGREES 26 MINUTES 38 SECONDS EAST, 408.03 FEET TO A LINE DRAWN NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 53 MINUTES 29 SECONDS EAST, 426.73 FEET TO THE POINT OF BEGINNING IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Tom McNelis
 Address [REDACTED]
 City [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought _____
3. Nature of Applicant: (Please check one)
☒ Natural Person
☐ Corporation
☐ Land Trust/Trustee
☐ Trust/Trustee
☐ Partnership
☐ Joint Venture
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
N/A
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>N/A</u> | | |
| | | |
| | | |
| | | |
| | | |
| | | |
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
N/A

VERIFICATION

I, _____, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact>

Subscribed and sworn to before me this _____ day of _____, A.D. _____

(seal)

Notary Public



Kendall County Soil & Water
Conservation District

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Tom M^cNelis Contact Person: Tom M^cNelis
Address: [REDACTED]
City, State, Zip: [REDACTED]
Phone Number: [REDACTED]
Email: [REDACTED]

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

Site Location & Proposed Use

Township Name Fox Township 36 N, Range 6 E, Section(s) 15
Parcel Index Number(s) 04-15-200-023
Project or Subdivision Name _____ Number of Acres 3.86
Current Use of Site Vacant Residential Proposed Use Improved Residential
Proposed Number of Lots 1 Proposed Number of Structures New Home(1)
Proposed Water Supply Well Proposed type of Wastewater Treatment Septic
Proposed type of Storm Water Management _____

Type of Request

☐ Change in Zoning from A1 to R1
☐ Variance (Please describe fully on separate page)
☐ Special Use Permit (Please describe fully on separate page)
Name of County or Municipality the request is being filed with: Kendall

In addition to this completed application form, please including the following to ensure proper processing:

- ☒ Plat of Survey/Site Plan – showing location, legal description and property measurements
☐ Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies
☐ NRI fee (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.

* Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under \$ 375.00
____ Additional Acres at \$18.00 each \$ _____
Total NRI Fee \$ 300.00

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

Tom M^cNelis
Petitioner or Authorized Agent

19 Jan 2017
Date

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI# 1705 Date initially rec'd 6/19/17 Date all rec'd — Board Meeting 7/10/17
Fee Due \$ 300.00 Fee Paid \$ 300.00 Check [REDACTED] Over/Under Payment — Refund Due —

P.O. BOX 419
MILLBROOK, IL 60536

**CURRENT ZONING A-1
REQUESTED ZONING R-1**

THIS TRACT OF LAND IS NOT LOCATED WITHIN A FLOOD ZONE AND THERE ARE NO WETLANDS OR WOODED AREAS AFFECTING THIS PROPERTY.

EXISTING UTILITIES ARE SHOWN AND ACCORDING TO THE OWNER, THERE ARE NO EASEMENTS FOR SAID UTILITIES ON SAID PROPERTY

LOCATION MAP

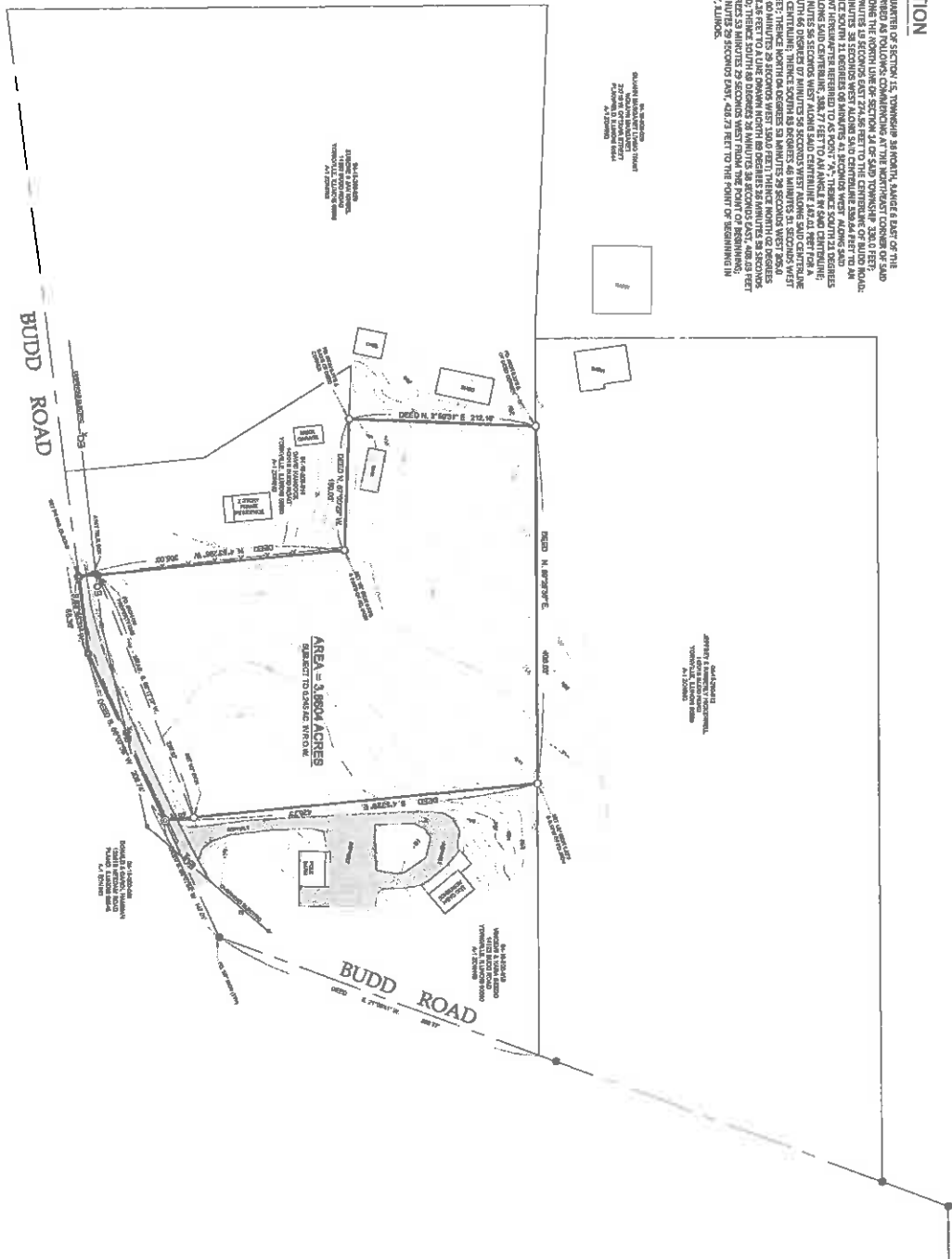
SURVEYORS & CERTIFICATE

COUNTY OF KENDALL)
ss)[illegible]

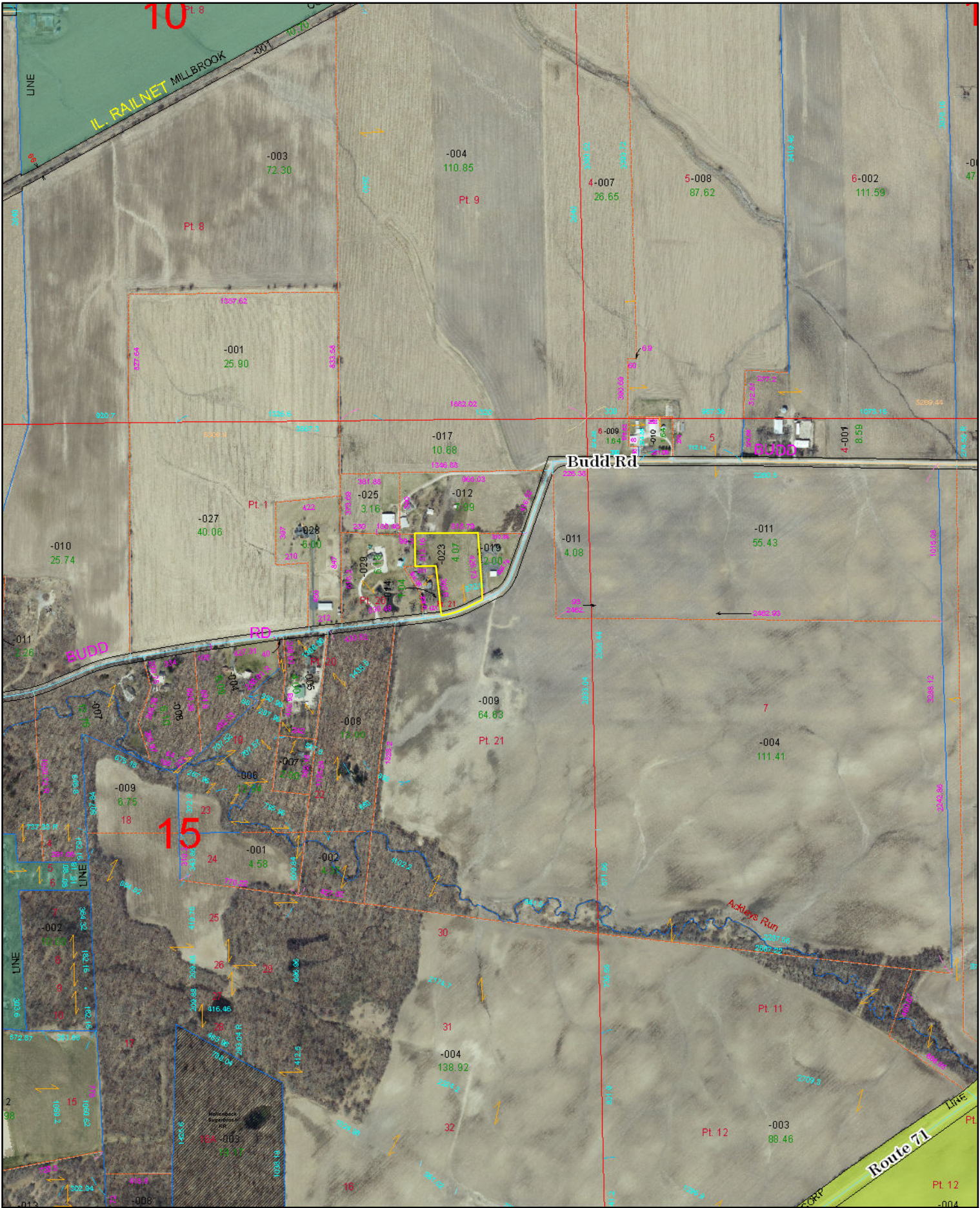
GREEN UNDERLAY HAND AND SEAL AT PLANO, ILLINOIS THIS 11TH DAY OF JULY, 2017 A.D.

LANDIS PROFESSIONAL LAND SURVEYOR #2362
REGISTRATION EXPIRES 11-30-2010

REFER TO A CURRENT TITLE INSURANCE POLICY FOR EXCLUDED RISKS NOT PROVIDED. THIS DRAWING IS THE PROPERTY OF BSA ASSOCIATES CONSULTING, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN ESTIMATE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BSA ASSOCIATES CONSULTING, INC. THIS DRAWING IS NOT CONSIDERED TO BE ORIGINAL UNLESS THE SIGNATURES SEAL IS AN EXPRESSED SEAL OR DISPLAYED IN RED INK.

[illegible]

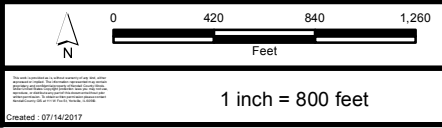
rbac
RB & ASSOCIATES
CONSULTING, INC.
4 W MAIN STREET
PLANO, IL 60545
DESIGN FIRM #
16-004475
ARCHITECTS 2000



Kendall County GIS
111 West Fox Street - Room 309
Yorkville, Illinois 62450-1418
618.392.4090

Aerial Year: 2016

04-15-200-023
Fox Twp.
Kendall County Illinois
34













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. The results were not submitted

NATURAL RESOURCES INVENTORY

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

ACTION SUMMARY

OSWEGO TOWNSHIP

Application sent to Oswego Township on 7.18.17. To date, no comments received. The Oswego Township Board previously voted 3-0 to approve the original request.

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.

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.

RECOMMENDATION

Pending resolution of the landscaping issue, Staff recommends the approval of the special use permit subject to the following restrictions:

1. Ordinance 2016-15 is hereby repealed.
2. **The property will be developed in accordance with the site plan (Amended Restriction).**
3. A building permit shall be secured prior to construction of the proposed storage buildings.
4. **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).**
5. A stormwater management permit shall be secured prior to the development of the property.
6. The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties (**This restriction needs to be discussed further**).

7. 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).**
8. No more than **sixteen (16)** vehicles may be stored on site at a time **(Amended Restriction).**
9. All vehicles stored on site shall be located within a designated stall.
10. 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).**
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 (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



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 (____ Concept; ____ Preliminary; ____ 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> | [REDACTED] | <u>50 %</u> |
| <u>George MURAWSKI</u> | [REDACTED] | <u>50 %</u> |
| | | |
| | | |
| | | |

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

[REDACTED] VERIFICATION
 [REDACTED], being first duly sworn under oath that I am the person
 [REDACTED] 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

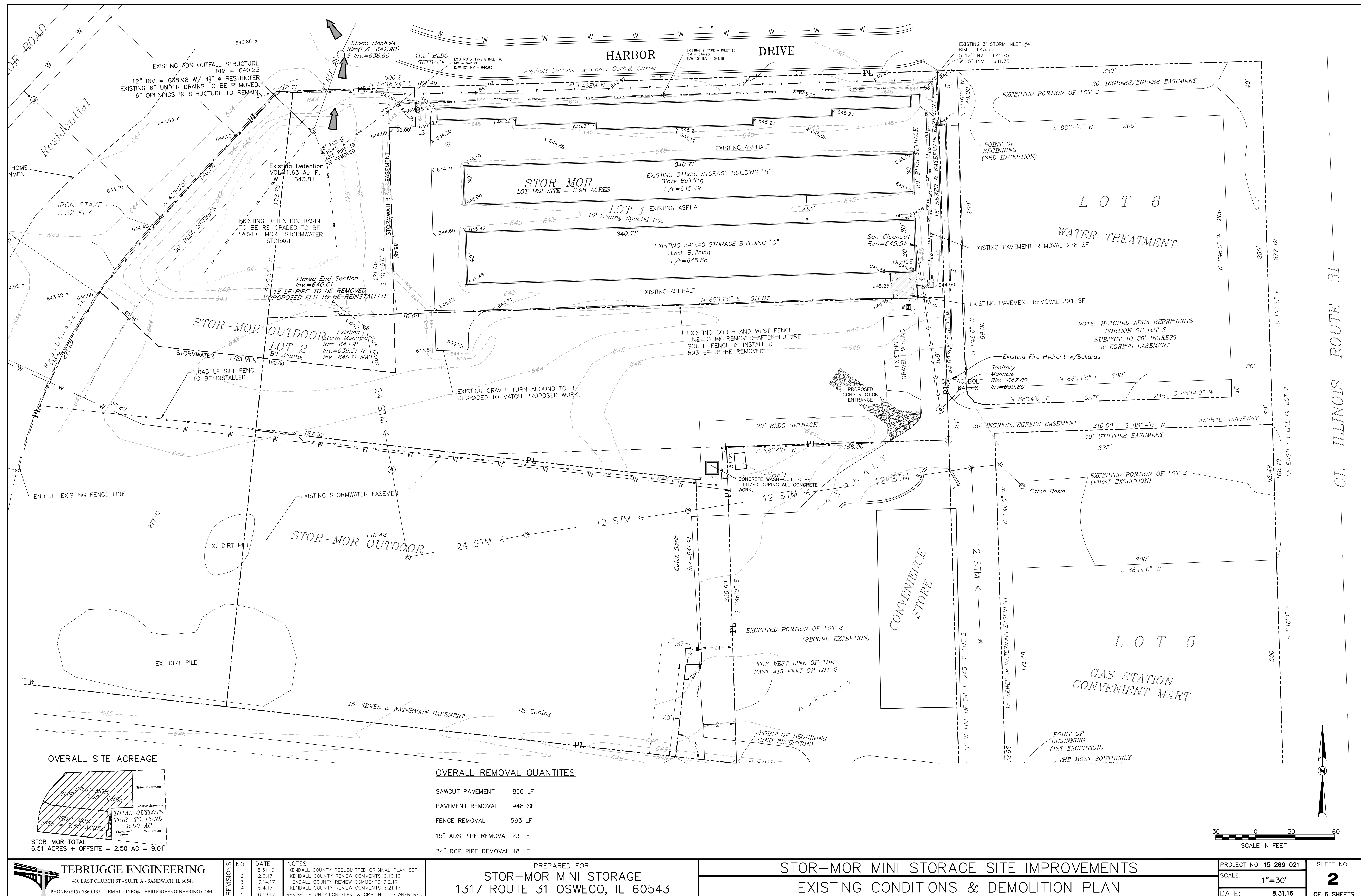
The establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.

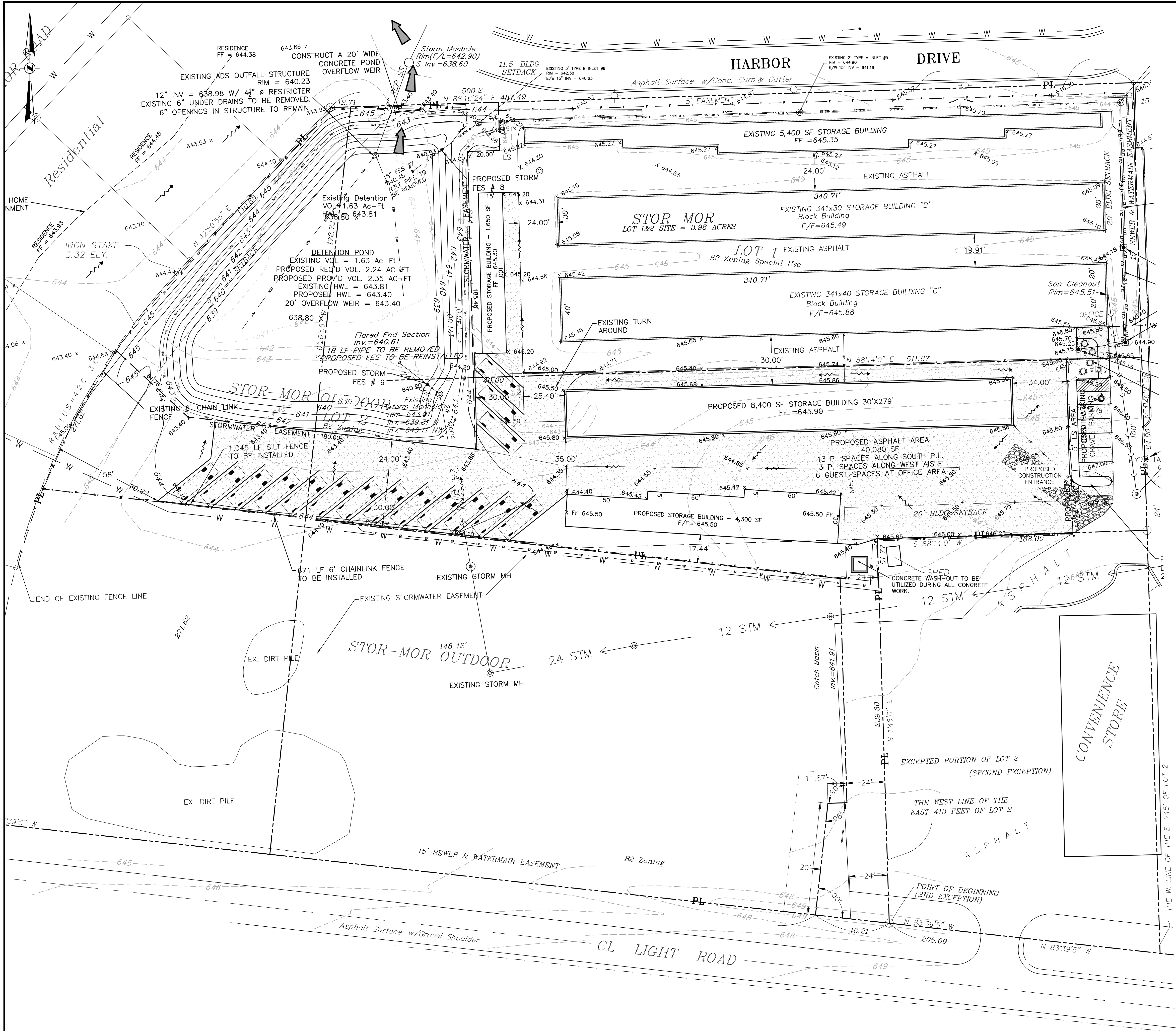
The special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

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
C - Spring Oats - 100 lbs/acre
D - Wheat or Cereal Rye - 150 lbs/acre
E - Sod
F - Straw Mulch - 2 tons/acre
* Watering needed in June and July
** 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

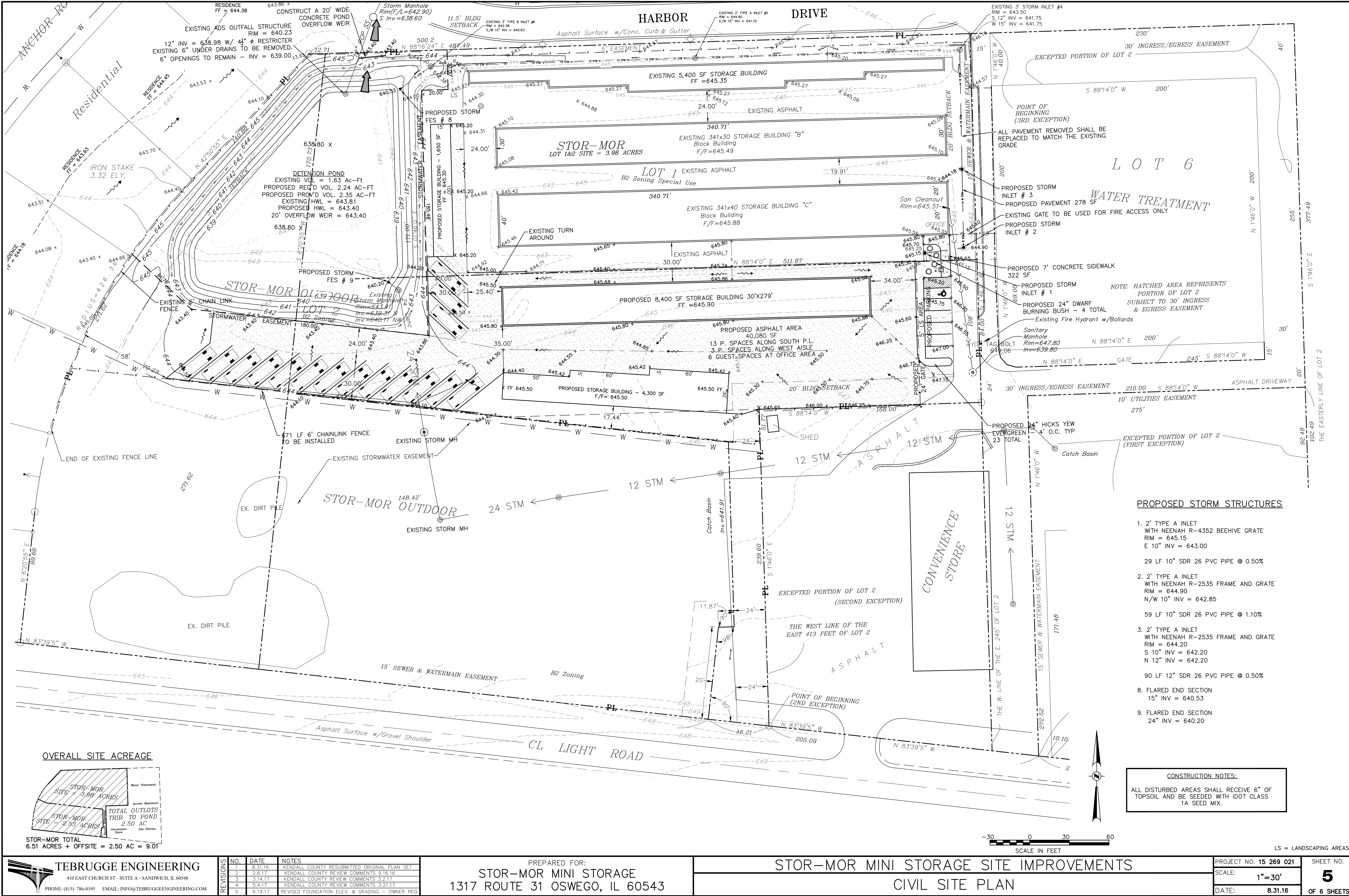
NO.	DATE	NOTES
1	8.31.16	KENDALL COUNTY RESUBMITTED ORIGINAL PLAN SET
2	2.6.17	KENDALL COUNTY REVIEW COMMENTS 9.16.16
3	3.14.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
4	5.4.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
5	6.19.17	REVISED FOUNDATION ELEV. & GRADING - OWNER REQ.

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

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

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

SHEET NO. 3
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.

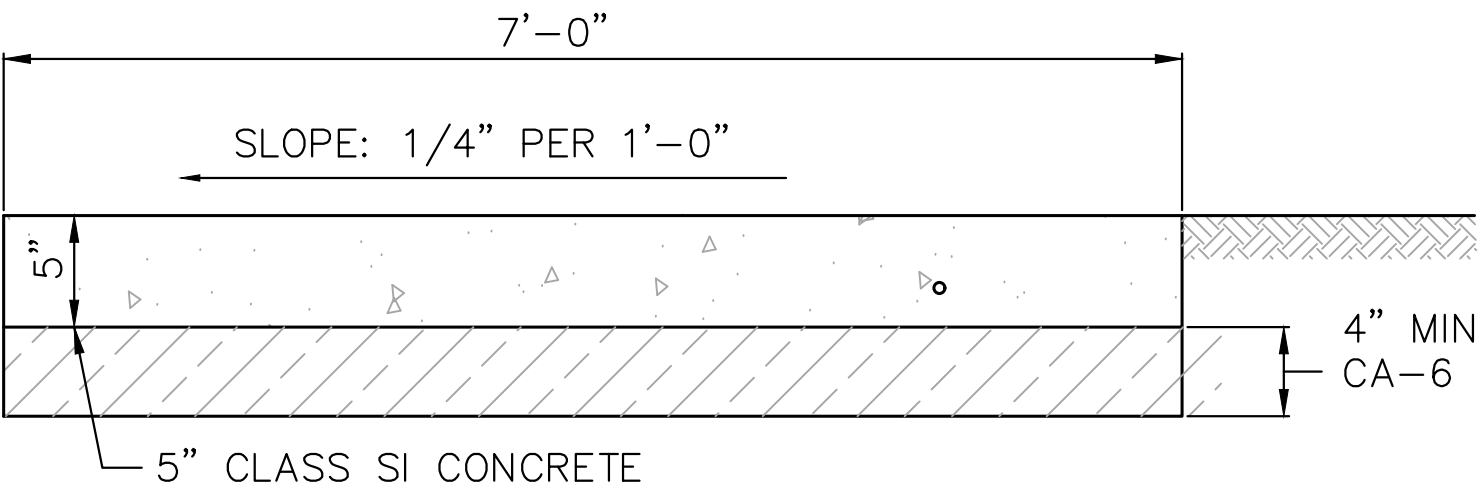
8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.

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.

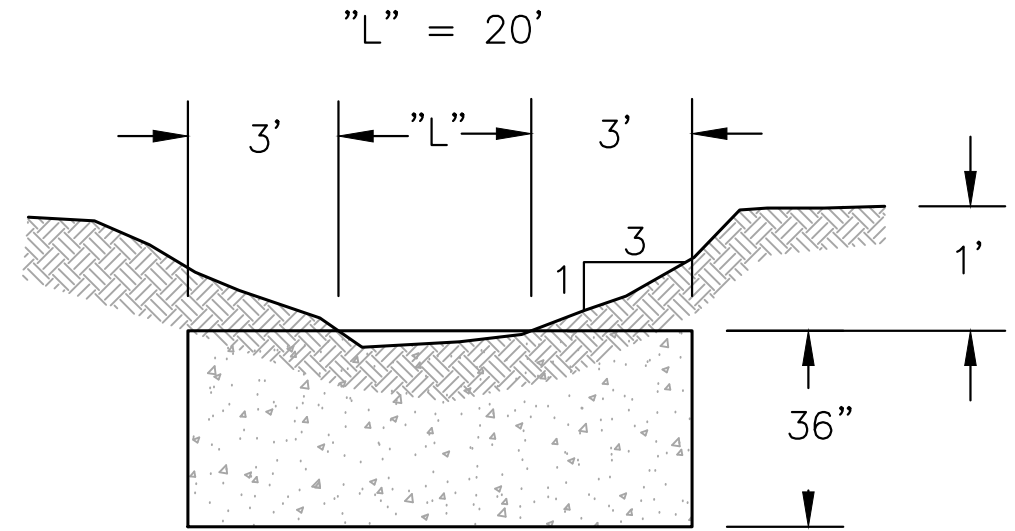


NOTE: INSTALL TOOL JOINTS EVERY 5'

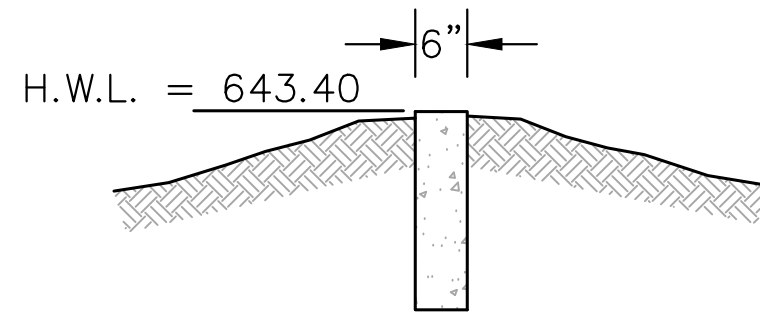
SIDEWALK

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



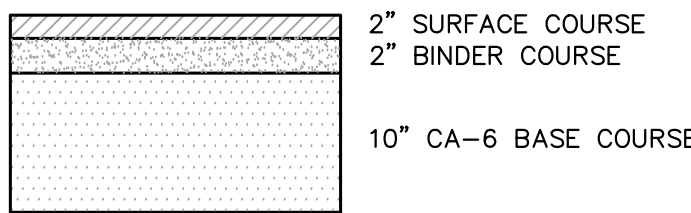
SIDE VIEW

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.

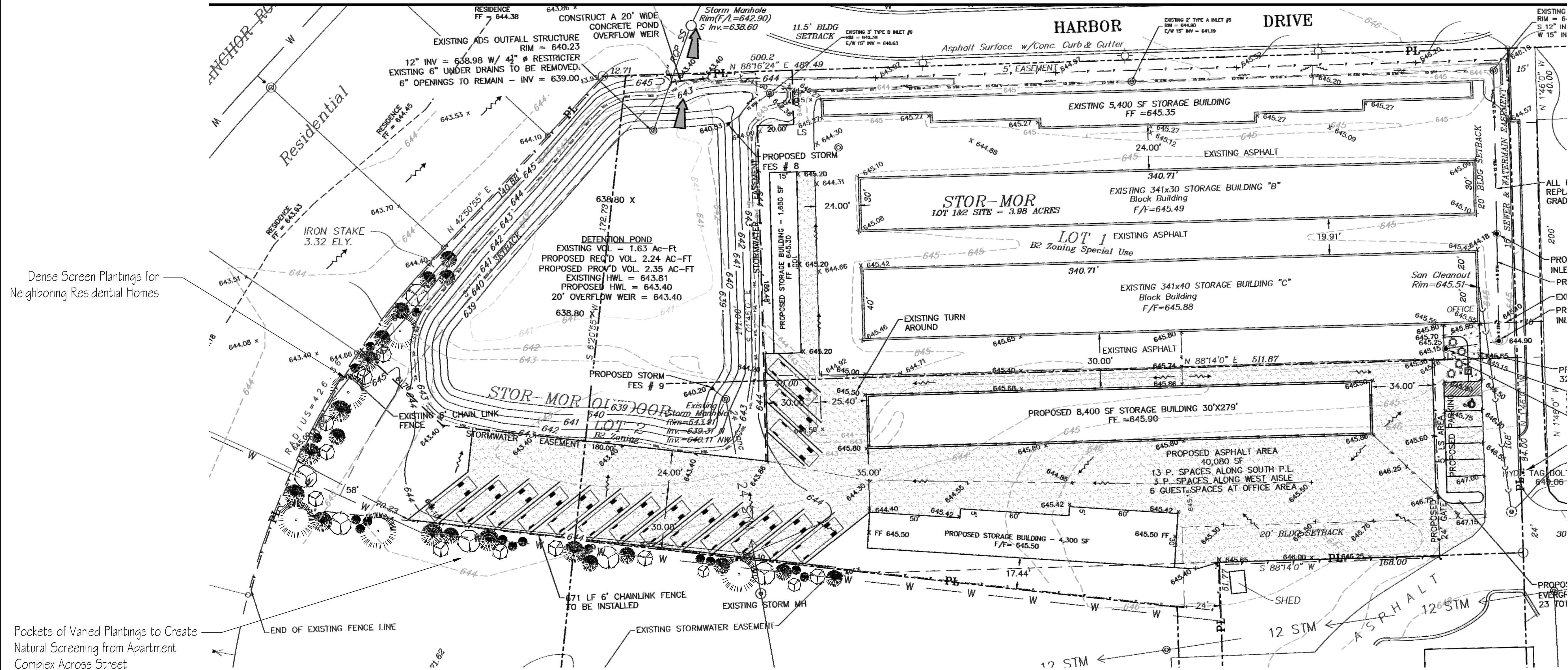


REVISIONS	NO.	DATE	NOTES
	1	8.31.16	KENDALL COUNTY RESUBMITTED ORIGINAL PLAN SET
	2	2.6.17	KENDALL COUNTY REVIEW COMMENTS 9.16.16
	3	3.14.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
	4	5.4.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
	5	6.19.17	REVISED FOUNDATION ELEV. & GRADING - OWNER REQ.

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



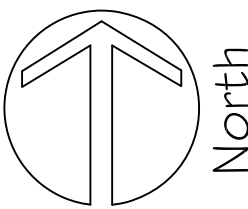
Dense Screen Plantings for
Neighboring Residential Homes

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	of

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
County of Kendall

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.

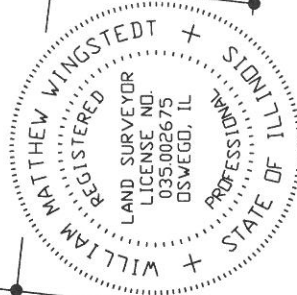
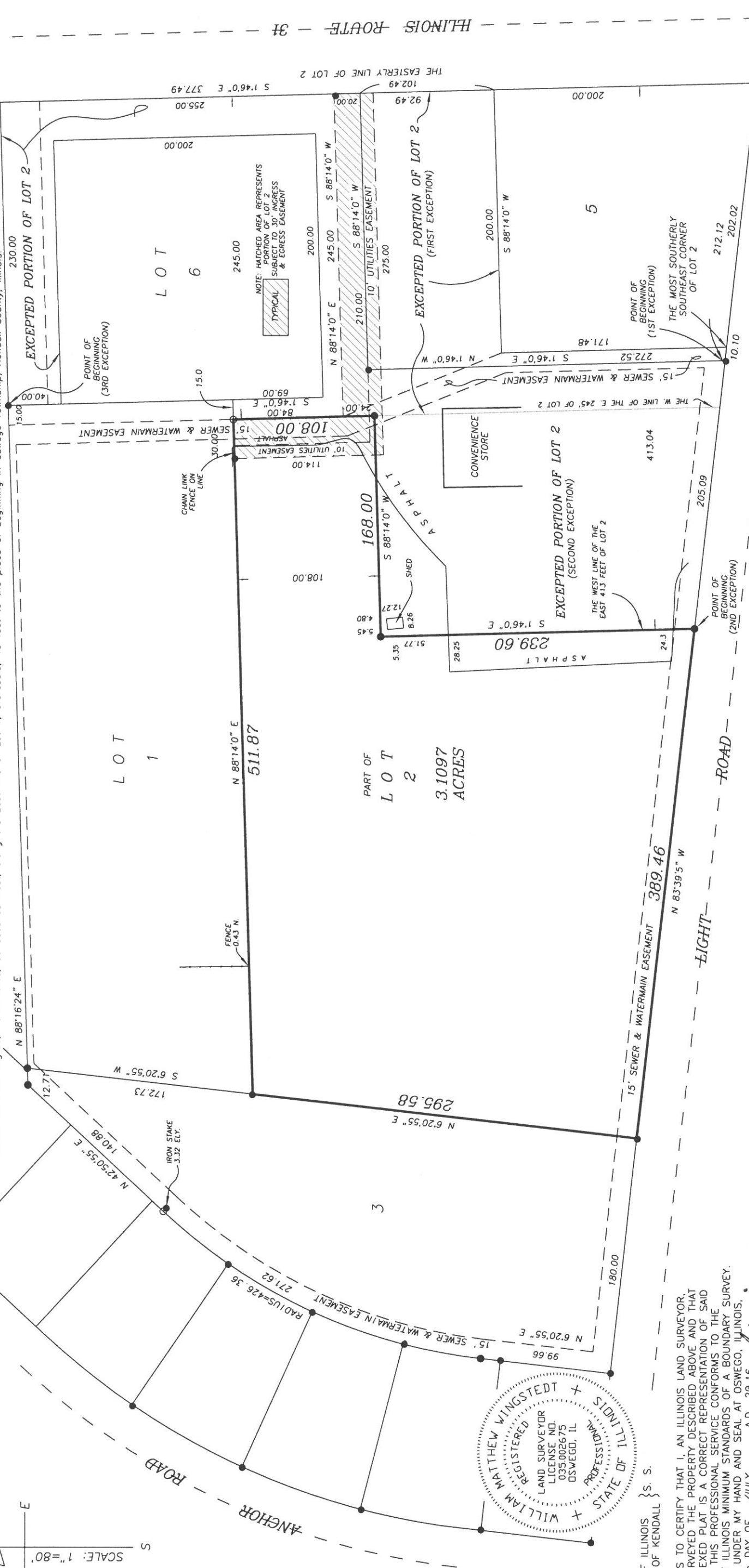
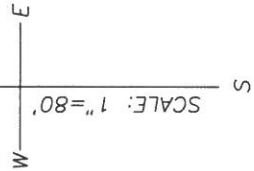
Attest:

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, 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 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 North 83 degrees, 39 minutes, 05 seconds East 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 }

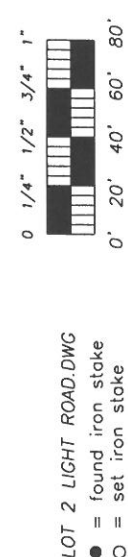
THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 19th DAY OF JULY, A.D., 2016.

WILLIAM M. WINGSTEDT

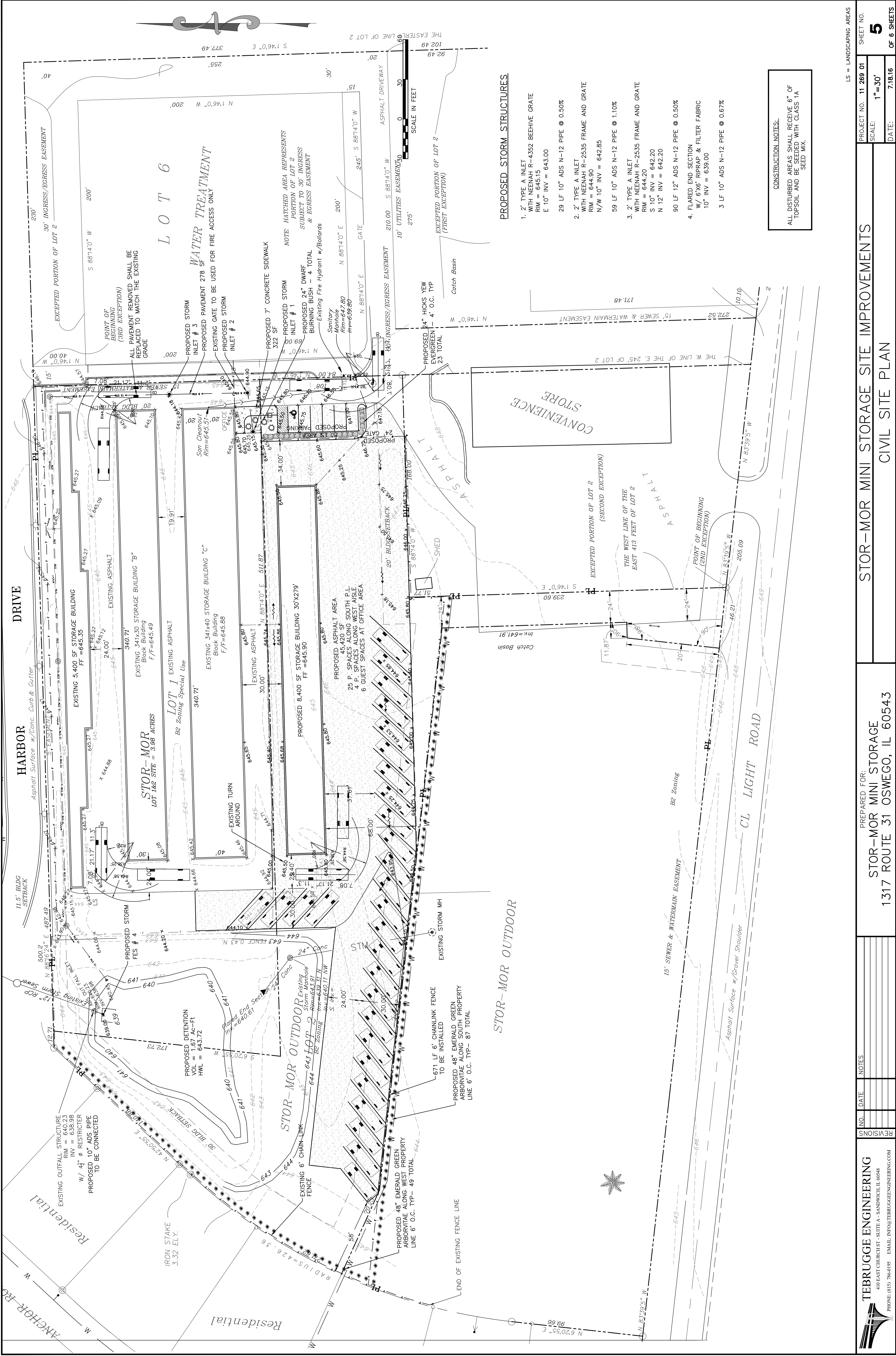
ILLINOIS LAND SURVEYOR NO. 2675
(LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2016)
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS, NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON A RECORD DATUM LINE.
PLEASE COMPARE 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

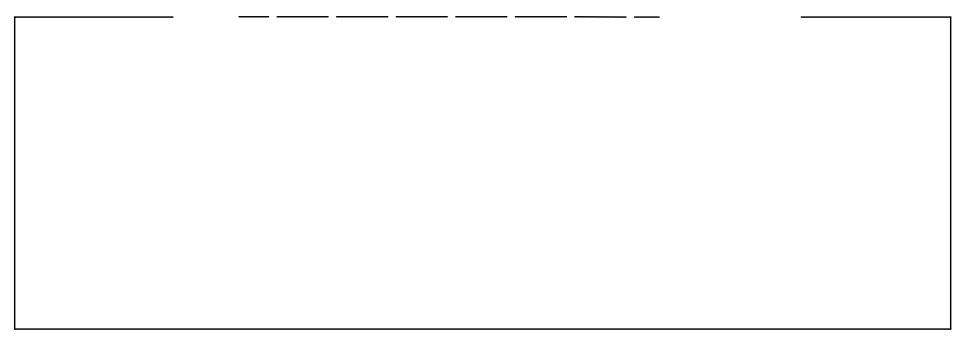


FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 19th OF JULY, A.D., 2016.



 TEBRUGGE ENGINEERING 410 EAST CHURCH ST. SUITE A - SANDWICH, IL 60548 PHONE: (815) 786-0195 EMAIL: INFO@TEBRUGGEENGINEERING.COM	NO. DATE NOTES	PREPARED FOR: STOR-MOR MINI STORAGE 1317 ROUTE 31 OSWEGO, IL 60543		STOR-MOR MINI STORAGE SITE IMPROVEMENTS		PROJECT NO. 11 289 01	SHEET NO.
				CIVIL SITE PLAN		SCALE: 1" = 30'	5
						DATE: 7.18.16	OF 6 SHEETS

LS = LANDSCAPING AREAS



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

Job #:

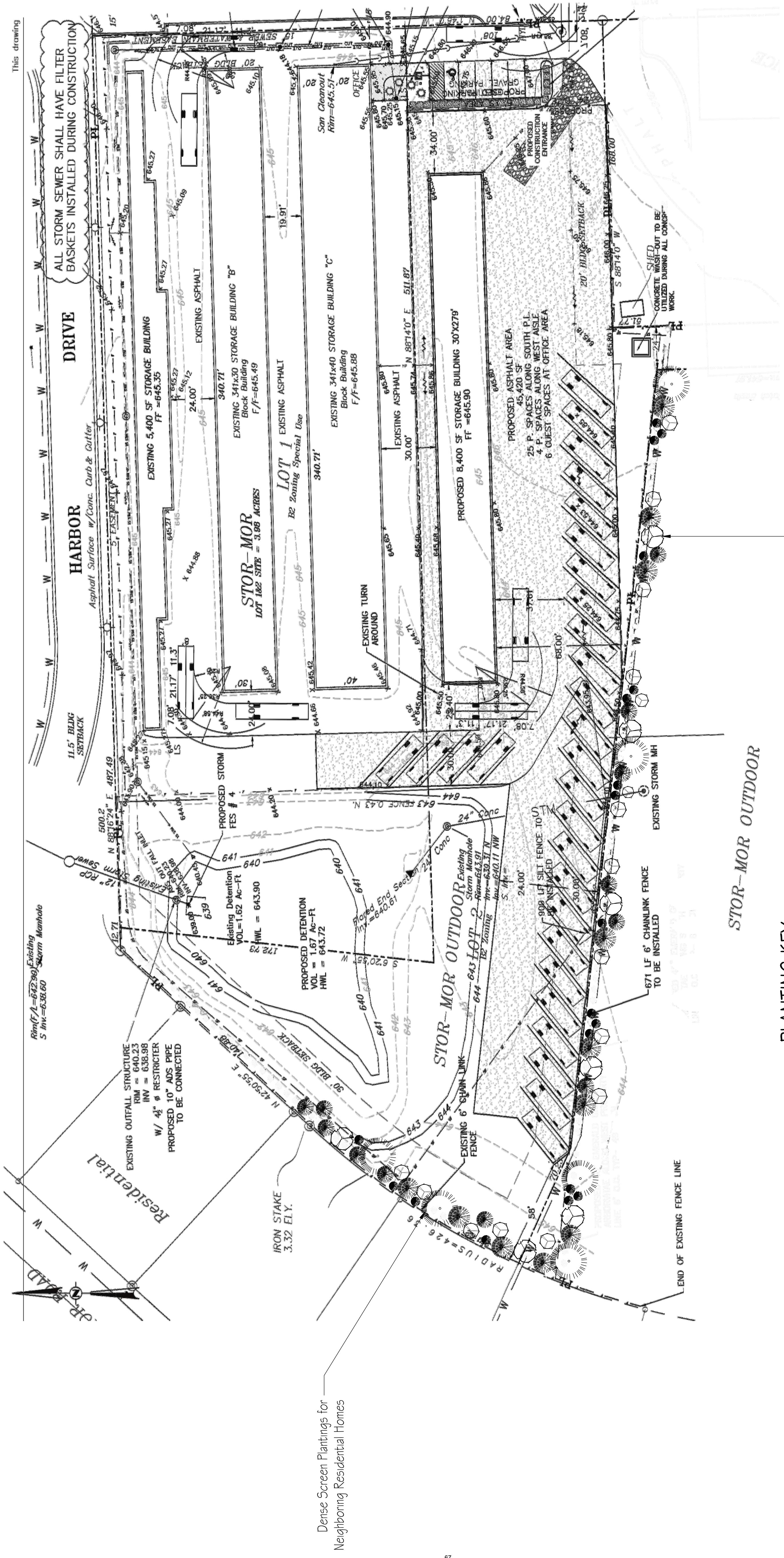
Scale: 1" = 30'-0"

Sheet

Date: 8/24/16

Rev.:

North



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

