

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

<u>ROLL CALL:</u> 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

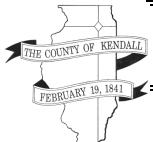
None

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 OffPremise 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 Agricultural USE

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/	There are no wetlands or floodplain on the property.
Wetlands	

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

APPLICABLE 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



ENGINEER PHONE #

NA

NA

PROJECT NAME

DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

FILE #:

		
NAME OF APPLICANT		
Heather Lawson		
CURRENT LANDOWNER/NAME	(s)	
Dave Hamman		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES 42.39	SE Corner Hafenrichter and Route 34	PIN 03-01-127- 006
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
	M2	
REQUESTED ACTION (Check Al	i That Apply):	
_X_SPECIAL USE	MAP AMENDMENT (Rezone to _)VARIANCE
ADMINISTRATIVE VARIAN	CE A-1 CONDITIONAL USE for:	SITE PLAN REVIEW
TEXT AMENDMENT PRELIMINARY PLAT etc.)	RPD (Concept; Preliminary FINAL PLAT	; Final) ADMINISTRATIVE APPEAL OTHER PLAT (Vacation, Dedication,
AMENDMENT TO A SPECIA	L USE (Major; Minor)	
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADI	DRESS PRIMARY CONTACT EMAIL
Heather Lawson	1900 E Golf Rd, Ste 300, Schaur	mburg 60173
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
² ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
NA	NA	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	DocuSigned by:	j 1	DATE
			6/8/2017
	F3FDFE3993FB4ED		

FEE PAID:\$_	
CHECK #:_	

ENGINEER FAX #

NA

ENGINEER OTHER # (Cell, etc.)

NA

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.



Deerbrook

192"

MODEL NOW OPEN

Left on Farnsworth Left on Hafenrichter **Right on Barrington**



(866) 214-0520

Pulte.com/Deerbrook



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

7/1GN/10W 426 W. Fifth Ave. Naperville, IL. 60563

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

signsnow215@gmail.com

BILLBOARD LEASE AGREEMENT

Lessee:	essee: Lessor:		
Pulte Home Corporation NGH Farms, LLC		NGH Farms, LLC	
1900 E. Golf Road, Suite 300		Attn: Dave Hamman	
Schaumburg, IL 6017	<i>'</i> 3	6110 Illinois 71	
Contact: Heather Die	hl, Marketing Manager	Oswego, IL 60543	
Ph:		Ph: (2000)	
Fax:		Fax 1: Fax 2:	
Sign Location: Northeast Corner of Farnsworth and Ogden avenues, i Kendall County, Illinois		orth and Ogden avenues, in unincorporated	
Sign Information:	12' X 16' double face sign		
Terms of Contract			
 Sign owner to maintain sign structure. Contract term of 12 months starting July 1, 2016. Renewable for additional time as needed and agreed upon by Lessee and Lessor. Advertiser and property owner have a mutual cancellation policy with 30 days written. 		ssor.	
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 t lease agreement. Agreement is null & void if sign location is deemed illegal.		onsibility of Lessee during the duration of the	
I HAVE READ AND UNDERSTAND THE LEASE AGREEMENT STATED ABOVE			
	AUTHORIZED S	SIGNATURES	
Signature of Pulte Ho	ome Corporation	Signature of Lessor	
Date		July 1, 2016	

Attachment 1, Page 4

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 Zoning Petition

State of Illinois County of Kendall

ORDINANCE NUMBER 2004 - <u>43</u> GRANTING SPECIAL USE SOUTHEAST CORNER OF HAFENRICHTER AND ROUTE 34

<u>WHEREAS</u>, 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

<u>WHEREAS</u>, 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

<u>WHEREAS</u>, 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

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

<u>NOW, THEREFORE, BE IT ORDAINED</u>, 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,

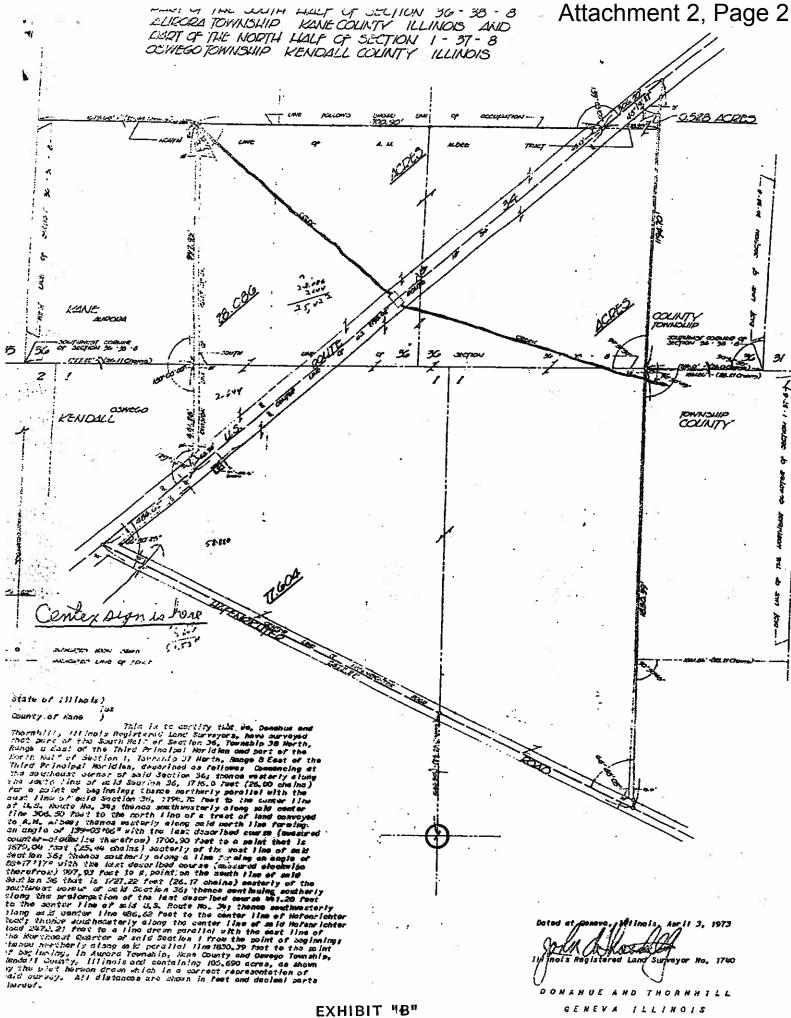
Attest:

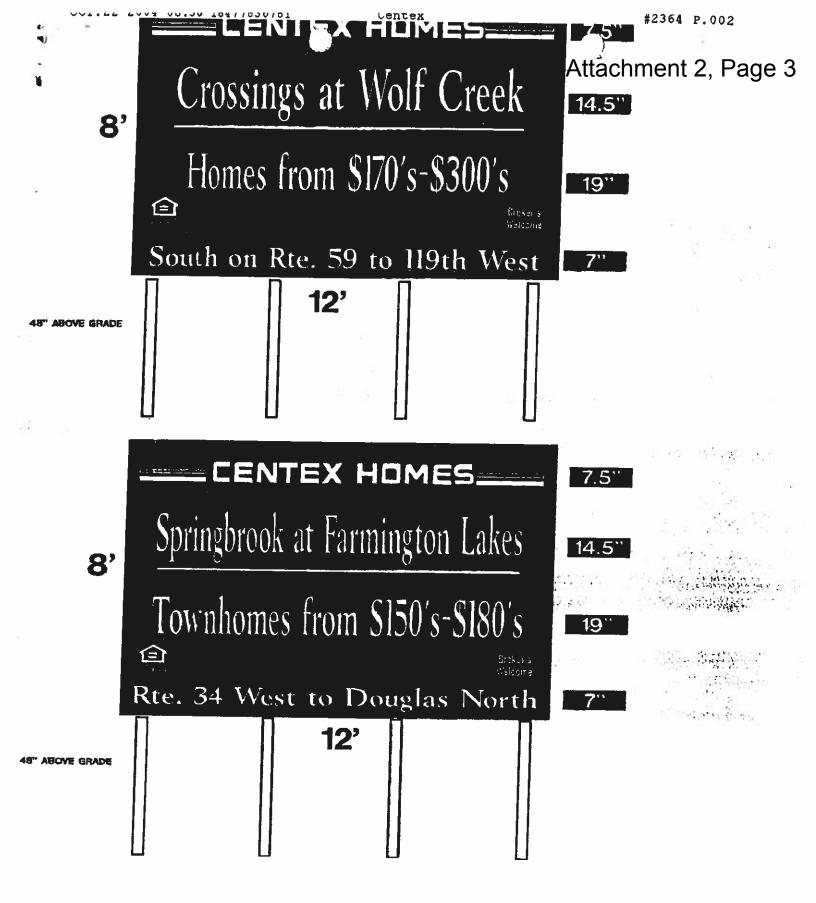
John/A/Church

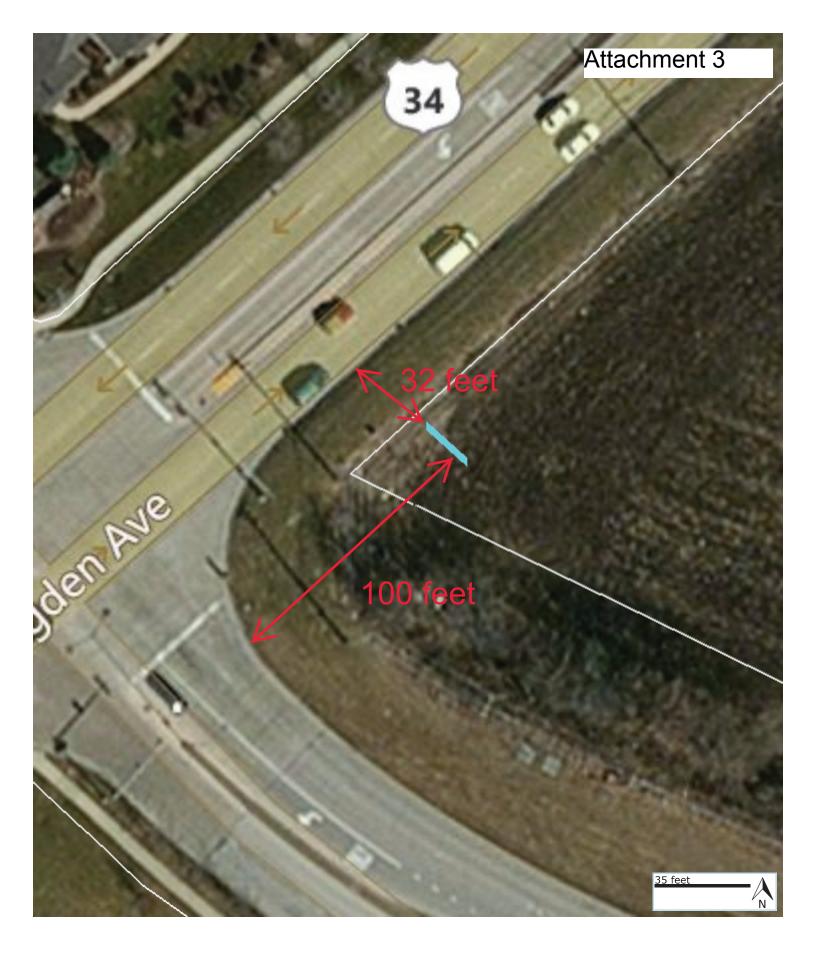
Kendall County Board Chairman

Paul Anderson

Kendall County Clerk







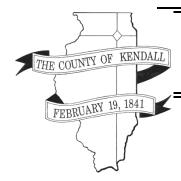












DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203 Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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 Agricultural

USE

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

APPLICABLE Section 13.07 – Map Amendment Procedures

ZPAC Memo – Prepared by Matt Asselmeier – July 21, 2017

Page 1 of 3

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 111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION

PROJECT NAME Mc Nelis May Amendment FILE #: 17-21

NAME OF APPLICANT		
Tom HON	Je1:5	
CURRENT LANDOWNER/NAME(s)		
Tom MCN	lelis	
SITE INFORMATION ACRES SITI	E ADDRESS OR LOCATION ASSESSOR'S	ID NUMBER (PIN)
3.86 Bu	11 Pd Vanhaille Dela	15-700-077
EXISTING LAND USE CUE	Ad Rd Yorkville 04- RRENT ZONING Residential	IFICATION ON LRMP
REQUESTED ACTION (Check All That	Apply):	
SPECIAL USE	X MAP AMENDMENT (Rezone to)	VARIANCE
ADMINISTRATIVE VARIANCE	A-1 CONDITIONAL USE for:	SITE PLAN REVIEW
TEXT AMENDMENT	RPD (Concept; Preliminary; Final)	ADMINISTRATIVE APPEAL
PRELIMINARY PLAT	FINAL PLAT	OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Tom McNelie		
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
² ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
COUNTY STAFF & BOARD/ CO	NING THIS FORM, THAT THE PROPERTY OMMISSION MEMBERS THROUGHOUT TO ED ABOVE WILL BE SUBJECT TO ALL C	HE PETITION PROCESS AND THAT
COUNTY.		
BEST OF MY KNOWLEDGE AN ABOVE SIGNATURES.	ATION AND EXHIBITS SUBMITTED ARE INTERPRETED ARE THAT I AM TO FILE THIS APPLICATION	TRUE AND CORRECT TO THE N AND ACT ON BEHALF OF THE
SIGNATURE OF APPLICANT		DATE
		7/13/17
	FEE PAID:\$ 100.00	1 16 1 8 9 70
		. // 5

¹Primary Contact will receive all correspondence from County

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

Last Revised: 9.18.12 Map Amendment

Date Stamp Here if the Checklist is Complete

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 45 ides with 298' Frontage
Phe Zonik transfluction of property within the general area of the property in question.
Appears To Al And RI

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

Not Being Formed. Not Suitable For Aq.

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.

25

I would Like to Rezone

Attachment 1, Page 3 The Property From Al to RI in order to sell the property so that someone Come construct a home on the site .

07/12/2017

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION AS, 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; THENCE SOUTH AS FOLLY AN EXCENDENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE; THENCE SOUTH 67 DEGREES 68 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 209.74 FEET TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 68 DEGREES 46 MINUTES 31 SECONDS WEST ALONG SAID CENTERLINE; THENCE SOUTH 68 DEGREES 60 MINUTES 39 SECONDS WEST ALONG SAID CENTERLINE; THENCE SOUTH 68 DEGREES 60 MINUTES 31 SECONDS WEST ALONG SAID CENTERLINE; THENCE SOUTH 68 DEGREES 60 MINUTES 31 SECONDS WEST ALONG SAID CENTERLINE 88.38 FEET; THENCE NORTH 04 DEGREES 53 MINUTES 29 SECONDS WEST 150.D FEET; THENCE NORTH 02 DEGREES 50 MINUTES 31 SECONDS WEST FROM FOINT A AFORESAID; THENCE SOUTH 89 DEGREES 26 MINUTES 38 SECONDS WEST FROM FOINT A AFORESAID; THENCE SOUTH 99 DEGREES 26 MINUTES 38 SECONDS WEST FROM THE FOINT OF BEGINNING; THENCE SOUTH 04 DEGREES 53 MINUTES 29 SECONDS EAST, 408.03 FEET TO A LINE DRAWN NORTH 04 DEGREES 53 MINUTES 29 SECONDS EAST, 408.03 FEET TO A LINE DEGREMENT FROM THE FOINT 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.

[]

III I

200100013046 No. 229 REC GEORGE E. COLE® Filed for Record in KENDALL COUNTY, ILLINDIS PAUL ANDERSON 07-18-2001 At 03:53 pm. QCD J TENCY 43.50 **LEGAL FORMS** February 2000 **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 F. - As Barbana J. HeNelis 1659 Lexington DR of Montgomeny Coping State of Illinois of the City consideration of Seventeen Tho DOLLARS, and other good and valuable paid, CONVEY(S) _ and QUIT CLAIM(S) considerations Address of Grantees) not in Tenancy in Common but in JOINT TENANCY, all interest in the following described Real Estate situated in commonly known as Budd Rd 04-15-200-023, legally described as: (Street Address) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinios. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever. Permanent Real Estate Index Number(s): Address(es) of Real Estate: DATED this: day of OFFICIAL SEAL (SEAL) (SEAL) Please CONNIE L. P Bunbara J. Hic NOTARY PUBLIC, STA1. print or MY COMMISSION EXPIRES 07-30-2003 type name(s) Thomas J. McNelis (SEAL) (SEAL) below signature(s)

State aforsaid DO HEREBY CERTIFY that HICK

personally known to me to be the same person ____ whose name _

signed, sealed and delivered the said instrument as _

foregoing instrument, appeared before me this day in person, and acknowledged that __S h C__

uses and purposes therein set forth, including the release and waiver of the right of homestead.

Barbara

ss. I, the undersigned, a Notary Public in and for said County,

subscribed to the

_ free and voluntary act, for the

State of Illinois, County of

IMPRESS

SEAL

HERE

Attachment 1, Page 6

	rttaommont 1,1 ago
Given under my hand and official seal, this	day of Jone 2001
Commission expires 7-30 20 01	Cerine L. Pittuca
This instrument was prepared by Tom McNeli	NOTARY PUBLIC
Tom Millelis	SEND SUBSEQUENT TAX BILLS TO:
MAIL TO:	Tom H'Welis
((Ivaille)
(City, State and Zip)	(Address)
OR RECORDER'S OFFICE BOX NO	(City, State and Zip)
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STATE OF ILLINOIS REAL ESTATE	>
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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 BASTERLY ALONG THE NORTH LINE OF SECTION 14 OF SAID TOWNSHIP 30.0 FEST) THENCE SOUTH 00 DEGREES 22 MINUTES 19 SECONDS EAST 274.56 FEST TO THE CENTERLINE OF BUDD ROAD; THENCE NORTH 89 DEGREES 26 MINUTES 38 SECONDS WEST ALONG SAID CENTERLINE 539.64 FEST TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE; SOUTH 21 DEGREES 06 MINUTES 41 SECONDS WEST ALONG SAID CENTERLINE; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 147.01 FEST FOR A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 209.74 FEST TO AN ANGLE IN SAID CENTERLINE 147.01 FEST FOR A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 07 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 209.74 FEST TO AN ANGLE IN SAID CENTERLINE; THENCE SOUTH 87 DEGREES 46 MINUTES 31 SECONDS WEST ALONG SAID CENTERLINE; THENCE SOUTH 87 DEGREES 60 MINUTES 29 SECONDS WEST 150.0 FEST; THENCE NORTH 02 DEGREES 56 MINUTES 31 SECONDS EAST 212.16 FEST TO A LINE DRAWN NORTH 69 DEGREES 26 MINUTES 38 SECONDS WEST FROM FOINT A AFORESAID; THENCE SOUTH 89 DEGREES 26 MINUTES 38 SECONDS WEST FROM THE FOINT OF BEGINNING; THENCE SOUTH 04 DEGREES 53 MINUTES 29 SECONDS EAST, 408.03 FEST TO A LINE DRAWN NORTH 04 DEGREES 53 MINUTES 29 SECONDS EAST, 426.73 FEST TO THE POINT OF BEGINNING IN FOX TOWNSHIP, KENDALL COUNTY, ILLINOIS.

111 1

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1.	Applicant / o m	MINE	is		
	Address				
	City _		Stat	Zip	
2.	Nature of Benefit Sought				
3.	Nature of Applicant: (Please Natural Person Corporation Land Trust/Trustee Trust/Trustee Partnership Joint Venture	·			
4.	If applicant is an entity othe applicant:	r than described in Se	ection 3, briefly state	he nature and characteristics	s of the
5.	If your answer to Section 3 y person or entity who is a 5% trust, a joint venture in the c profits and losses or right to NAME	shareholder in case ase of a joint venture.	of a corporation, a be	neficiary in the case of a trus	st or land
		7	,		
			A		
6.	Name, address, and capacity	of person making th	is disclosure on beha	f of the applicant:	
	g this disclosure on behalf of the	ne applicant, that I am	duly authorized to n		ve red
substa	nce and fact>				
Subsci	ribed and sworn to before me the	nis day of		, A.D.	
(seal)				Notary Public	
				i totally i ubile	

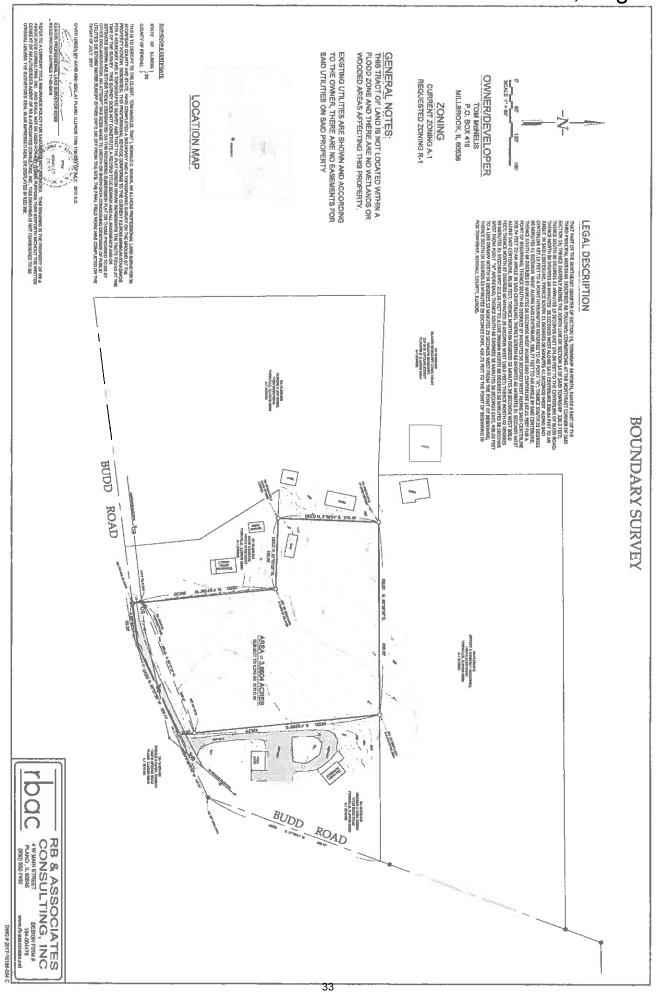


7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3

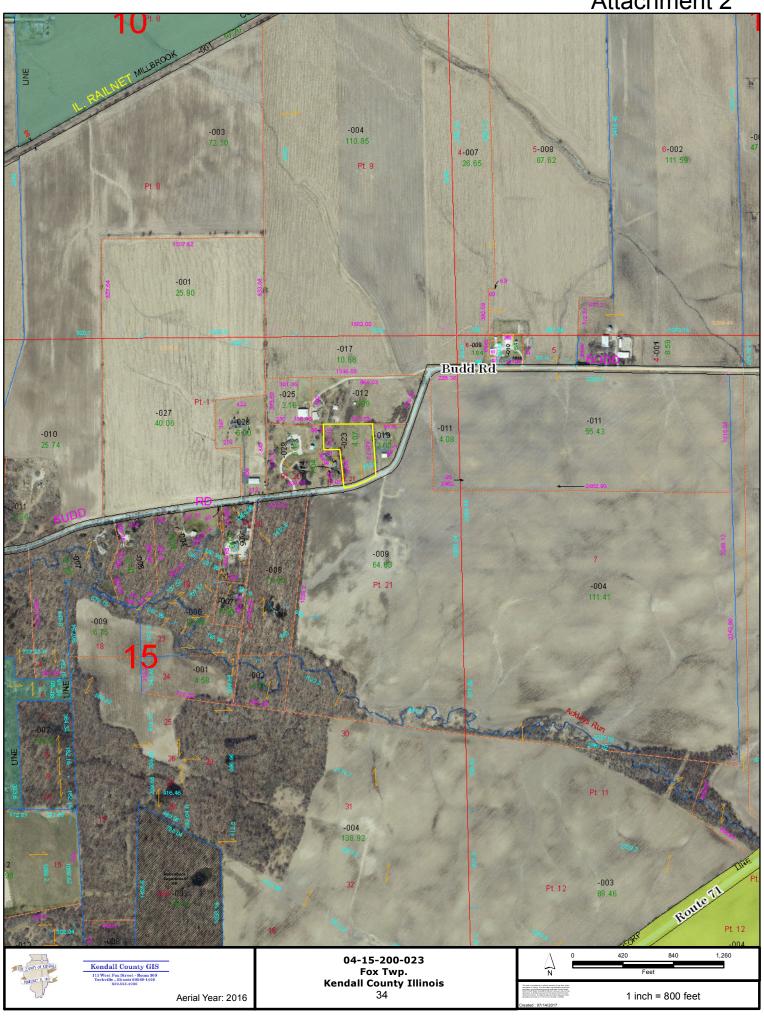


NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION
Petitioner:
Site Location & Proposed Use Township Name
Type of Request Change in Zoning from to R Variance (Please describe fully on separate page) Special Use Permit (Please describe fully on separate page) Name of County or Municipality the request is being filed with:
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 \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
NOTE: Applications are due by the 1 st 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.
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 619 17 Date all rec'd Board Meeting 7 10 17

Attachment 1, Page 10



Attachment 2



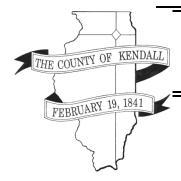












DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 17-22 Stor-Mor, Inc. Major Amendment to Special Use Permit

INTRODUCTION

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

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

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

SITE INFORMATION

PETITIONER Stor-Mor, Inc. represented by Robert Schneider

ADDRESS 1317 Route 31

LOCATION Northwest Corner of State Route 31 and Light Road



TOWNSHIP Oswego

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

LOT SIZE 6.0 Acres +/-

EXITING LAND Vacant and Storage Units

USE

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.

ZPAC Memo – Prepared by Matt Asselmeier – July 24, 2017

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 Stor-Mor Major Anglorge FILE #: 17-22

NAME OF APPLICANT	
Stor-mor INC.	
CUBRENT LANDOWNER/NAME(S) ROBERT SCHWEIBER & GEORGE MURAW	
SITE INFORMATION SITE ADDRESS OR LOCATION	SK1
OTTE / IDDITEOU OT EOU/ TION	ASSESSOR'S ID NUMBER (PIN)
1317 Rt 31 05we10	03-07-776-011
ACRES 1317 Rt. 31 OSWEJO EXISTING LAND USE CURRENT ZONING LAND CLASS	SIFICATION ON LRMP
SELF STORAGE B-L	
REQUESTED ACTION (Check All That Apply):	
SPECIAL USE MAP AMENDMENT (Rezone to)	VARIANCE
ADMINISTRATIVE VARIANCE A-1 CONDITIONAL USE for:	SITE PLAN REVIEW
TEXT AMENDMENT RPD (Concept; Preliminary; Final) PRELIMINARY PLAT FINAL PLAT	ADMINISTRATIVE APPEAL OTHER PLAT (Vacation, Dedication,
etc.) X AMENDMENT TO A SPECIAL USE (X Major; Minor) PRIMARY CONTACT MAILING ADDRESS	
, I KIMIAKI GOMTAGI MIALING ADDRESS	PRIMARY CONTACT EMAIL
Robert Schneider	
PRIMARY CONTACT PHONE # PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
(cell)	
² ENGINEER CONTACT ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Tebrugge Engineering	
ENGINEER PHONE # ENGINEER FAX #	ENGINEER OTHER # (Cell_etc.) V
I STATE OF THE PROPERTY OF THE PROPERTY	IN QUESTION MAY BE VISITED BY
COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT TH	IF PETITION PROCESS AND THAT
THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL COTHE COUNTY.	PRRESPONDANCE ISSUED BY
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE T	RUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION ABOVE SIGNATURES.	AND ACT ON BEHALF OF THE
	, ,
SIGNATURE OF APPLICAN	DATE 7/17/17
	7 8 9 10 17
FEE PAID:\$[905	
CHECK#	10/ 00
Primary Contact will receive all correspondence from County	MECEIVED
Engineering Contact will receive all correspondence from the County's Engine	eering Consultants RENDALL COUNTY
	PLANNING, BUILDING
Last Revised: 9.28.12	a ZONING /

Special Use

Date Stamp Here If Checklist Is Complete

	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 da	ta including the following:
	Total Acres
	Number of proposed parking stalls
	Number of required parking stalls
	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.)
1/1	
NIT	 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
2	Any other information requested by the Planning, Building and Zoning Department (i.e. Traffic Studies, Tree Surveys, Wetland Delineation, Pedestrian Circulation Plan, etc.)
	ING ITMES MUST BE SUBMITTED PRIOR TO THE REGIONAL PLAN COMMISSION MEETING CIAL 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.

CHICAGO TITLE INSURANCE COMMAN.

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

OWNER'S POLICY (1992) Attachment 1, Page 5

POLICY NO .:

UA

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

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

ALTA Commitment Schedule C

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 of Lot 5, 212.12 feet for a point of beginning; thence North 01 degree, 46 minutes, 0 seconds West 272.52 feet; thence North 88 degrees, 14 minutes, 0 seconds Fast 210.00 feet to a point on the East line of Lot 5; thence South 01 degrees 46 minutes, 0 seconds East along said East line, 102.49 feet; thence South 88 degrees, 14 minutes, 0 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 0 seconds East, 171.48 feet to the Southerly line of Lot 6; 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 heginning, 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, Medina 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, aforesald, 230 feet to its most Northerly Northeast corner; thence South 01 degree, 46 minutes, 00 seconds East, along the East line thercof; 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 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-more INC.
	Address 1317 Rt. 31
	City Oswego State IL Zip 60543
2.	Nature of Benefit Sought Add bvildings
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
	Robert Schweiser 50 %
	GeoRAR MURAWSK; 6
_	N. III is a second of the seco
6.	Name, address, and capacity of person making this disclosure on behalf of the applicant:
	Robert Schweiser
	VERIFICATION
	, being first duly sworn under oath that I am the person
	hat I am duly authorized to make the disclosure, that I have red ove and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both nice and fact>
Subsci	ibed and sworn to before me this 1714 day of July, A.D. 2017
(seal)	
	Official Seal Notary Public State of Illinois Benedict S. Gulino Commission #: 398768

Attachment 1, Page 8

Kendall County Soil & Water Conservation District

7775A State Route 47 Yorkville, IL 60560

Phone # Fax # 630-553-5457 x3

megan.andrews@il.nacdnet.net

NRI Receipt

Date	NRI No.
9/19/2016	1605

Applicant		
Stor-Mor Mini Stor	ge	

Contact			

Check No.	Payment Method
4423	

ltem	Project Name	Acres	Additional Acres	Rate	Amount
NRI Executive Summary	Rezoning & Self-storage expansion	3.2		300.00	300.00

Total	\$300.00





Applicant:

Robert Schneider

Contact:

Robert Schneider

Address:

1317 Route 31 Oswego, IL 60543

Project:

Stor-mor Mini-Storage Site Improvements

Address:

1317 Route 31, Oswego

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

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.
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- 3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

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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.

ENGINEERING PLANS

FOR

STOR-MOR MINI-STORAGE SITE IMPROVEMENTS

SECTION 8, TOWNSHIP 37 NORTH, RANGE 7 & 8 EAST

OSWEGO, IL 60543 KENDALL COUNTY JUNE, 2017

LEGEND EXISTING CONTOUR LINE EXISTING SANITARY SEWER LINE EXISTING UNDERGROUND ELECTRIC EXISTING OVERHEAD ELECTRIC EXISTING TELEPHONE ROPOSED CONTOUR LINE PROPOSED SANITARY SEWER LINE EXISTING SPOT SHOT x 686.00 x 686.00 PROPOSED SPOT GRADE LANDSCAPING AREAS EXIST B-BOX HYDRANT VALVE VALVE VAULT INLET-CURB INLET OR MANHOLE FLARED END SECTION SANITARY: CLEANOUT MANHOLE R.O.W. MONUMENT ✓O✓ UTILITY POLE PROPERTY PIN GUY WIRE LOC. P.K. NAIL ☐ UTIL CABINET CHISELED MARK BENCHMARK UTIL PEDESTAL HUB & TACK LIGHT POLE SOIL BORING TRAFFIC SIGNAL OVERLAND RELIEF ELECTRIC VAULT → FLOW DIRECTION GAS VALVE



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

INDEX TO SHEETS

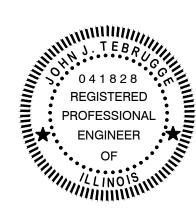
- 1. COVER SHEE
- 2. EXISTING CONDITIONS & DEMOLITION PLAN
- 3. SWPPP PLAN
- 4. SWPPP NOTES & DETAILS
- 5. CIVIL SITE PLAN
- 6. GENERAL NOTES & DETAILS



PROFESSIONAL ENGINEER'S CERTIFICATION STATE OF ILLINOIS, COUNTY OF KENDALL

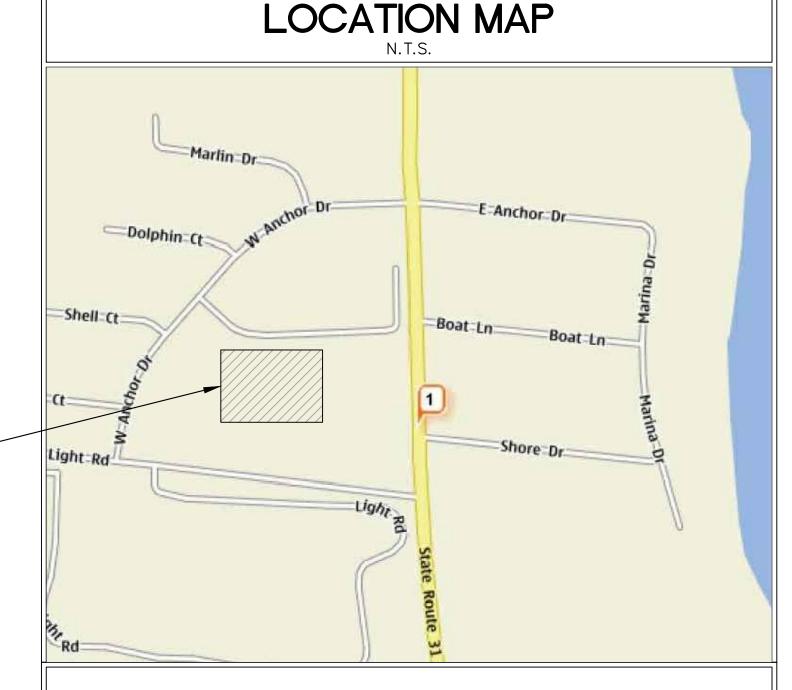
I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND & SEAL THIS 19TH DAY OF JUNE, 2017



ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 0062-041828 EXPIRES NOV. 30, 2017

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ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS
MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER
ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN
PERMISSION OF TEBRUGGE ENGINEERING.



BENCHMARKS:

- 1. FIRE HYDRANT LOCATED AT ENTRANCE OF SITE.
 - ELEVATION = 649.06
- 2. PK NAIL LOCATED IN NORTH EAST CORNER OF LOT IN ASPHALT DRIVE
 - ELEVATION = 644.52

PLANS PREPARED FOR:

BOB SCHNEIDER

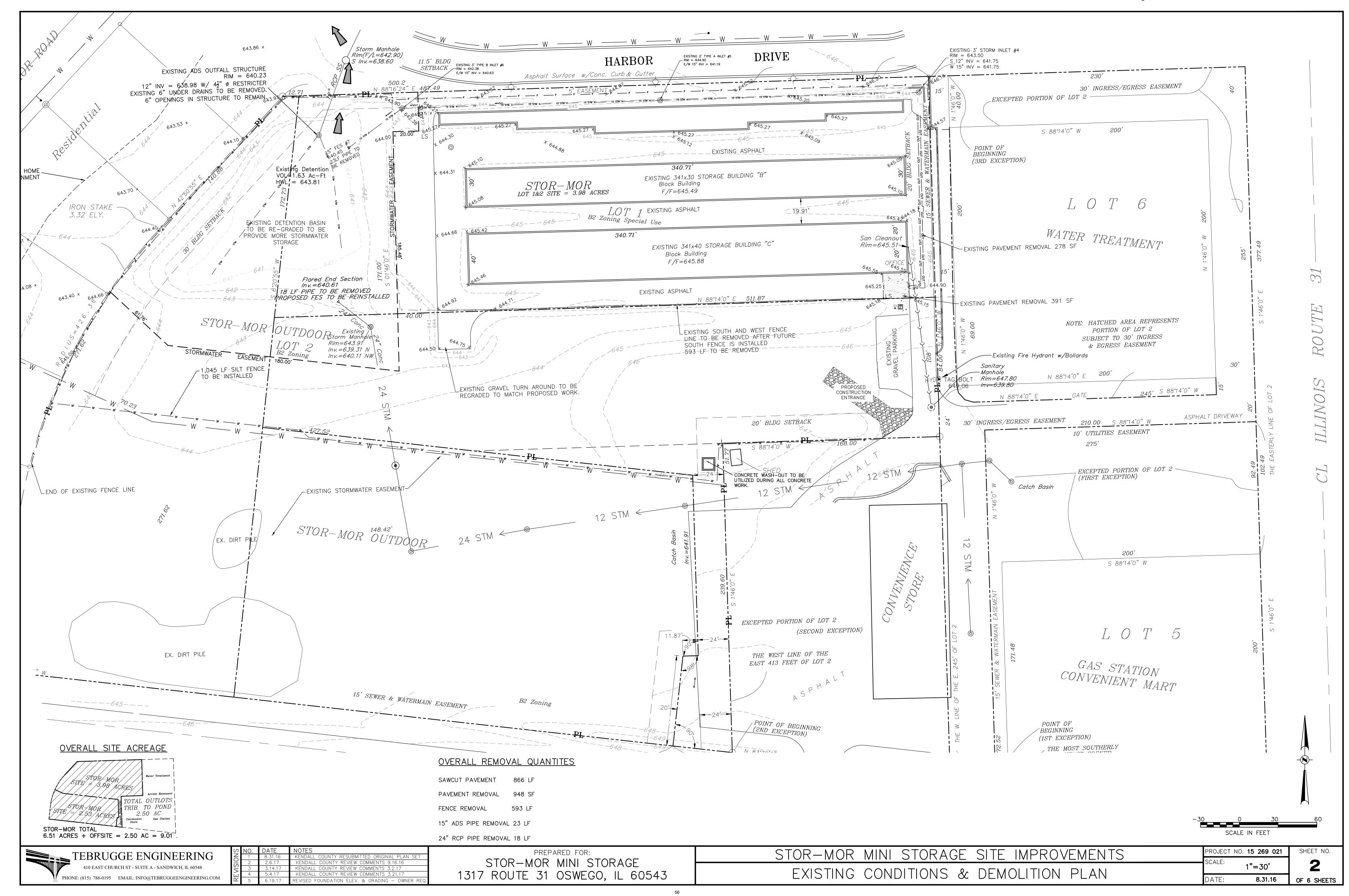
1317 ROUTE 31

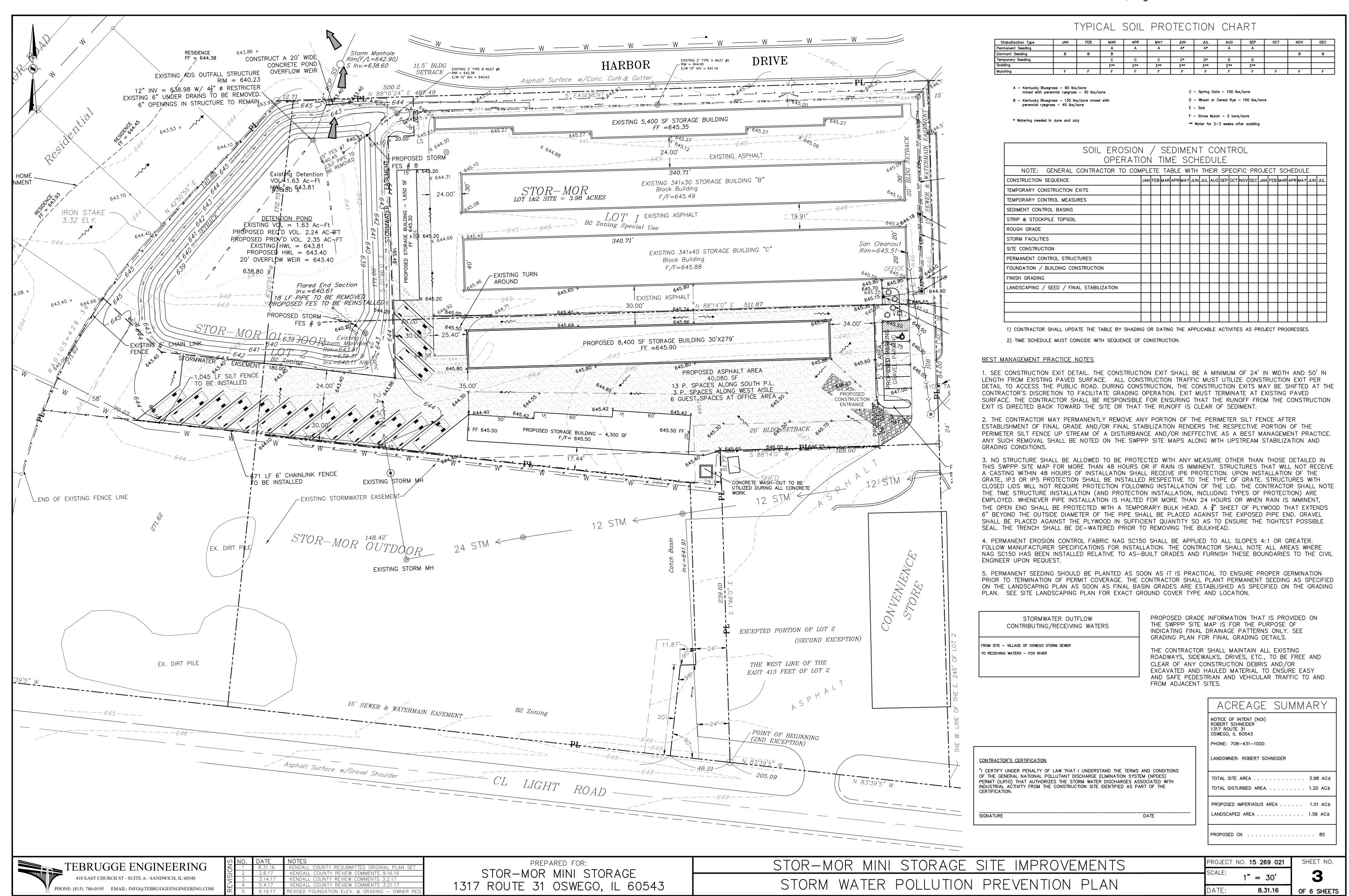
OSWEGO, IL 60543

PHONE: (630) 554-8833

CIVIL ENGINEER:
TEBRUGGE ENGINEERING
410 E CHURCH ST — SUITE A
SANDWICH, ILLINOIS 60548
(815) 786-0195
INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM

0	NO.	DATE	NOTES
ξΙ	1	8.31.16	KENDALL COUNTY RESUBMITTED ORIGINAL PLAN SET
긹	2	2.6.17	KENDALL COUNTY REVIEW COMMENTS 9.16.16
ΞΙ	3	3.14.17	KENDALL COUNTY REVIEW COMMENTS 3.2.17
	4	4.28.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
戸	5	6 10 17	REVISED FOUNDATION FLEY & CRADING - OWNER REO





1. GENERAL NOTES & DESCRIPTIONS

The Storm Water Pollution Prevention Plan (SWPPP) includes, but is not limited to the Erosion and Demolition Plan included in the Engineering Plans with the Detail Sheet, the Notice of Intent. Permit Authorization. General Permit. Notice of Termination. All records of inspection and activities which are created during the course of the project, and other documents as may be included by reference to this pollution prevention program also relies upon careful inspection and adjustments during the construction process in order to enhance its

• All Contractors and sub-contractors that are responsible for implementing and measure of the SWPPP must be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part VI.G (Signatory Requirements) of the ILR10

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

The Contractor and all sub-contractors involved with construction activity that disturbs site soil or who implement a pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit, the NPDES Permit No. ILR10 for the State of Illinois and any local governing agency 3. PROJECT DESCRIPTION having jurisdiction concerning erosion and sediment control.

A. GENERAL PERMIT INFORMATION All construction sites that will result in the disturbance of one acre or more must be permitted under the Illinois General NPDES Permit. is disturbed. Activities are presented in the order (sequence) they are expected to be completed. The Notice of Intent (NOI) has been submitted at the address below. The NOI is for the onsite and offsite improvements. The NPDES Permit will be issued 30 days after the postmark date of the submittal of the NOI and initial yearly fee

Permit Information: The Owner has mailed the Owner—signed NOI form and the initial yearly fee of \$500 to the address listed below. The

this SWPPP and the ILR10 in 30 days following the post mark date of the NOI Transfer Information: If a portion of the property is sold, that new Owner may obtain their own general permit by submitting a separate

NOI. The original NOI may then be modified by re—submitting the NOI with update acreage and checking the box "change of information" Also include documentation explaining that a lot has been sold, the acreage difference and the date of sale. There is no fee involved with

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

Agency Information: Illinois Environmental Protection Agency Division of Water Pollution Control 1021 North Grand Avenue East

KENDALL COUNTY PLANNING, BUILDING & ZONING 111 WEST FOX STREET Springfield, Illinois 62794-9276

Phone: (217) 782-0610 Phone: (630) 553-4141 B. PUBLIC POSTING The following documents will be supplied to the contractor and must be posted on the Entrance Sign in a prominent place for public viewing until termination of permit coverage has been obtained by filing the Notice of Termination (NOT)

1. Notice of Intent signed in accordance with ILR10. 2. Permit Authorization from the Illinois Environmental Agency (IEPA).

3. Construction Site Notice.

The location of the SWPPP must be clearly visible.

C. RETENTION OF RECORDS A complete copy of the SWPPP, including copies of all inspection reports, plan revisions, etc., must be retained at the project site at all times during the duration of the project (until NOT is filed) and kept in the permanent project records of the Contractor for at least three years following submittal of the Notice of Termination (NOT).

D. CONTRACTOR/SUB-CONTRACTOR LIST The Contractor must provide names and addresses of all sub-cntractors working on this project who will be involved with the major construction activities that disturb site soil. This information must be kept with the SWPPP

E. CONTRACTOR/SUB-CONTRACTOR CERTIFICATION FORM The Contractor and all sub-contractors involved with ground disturbing or installation and maintenance of any Best Management Practice (BMP) on site must sign a copy of the Contractor Certification that will be supplied to the Contractor. This information must be kept

At least once every seven calendar days and with 24 hours of a 0.5 in rainfall event, inspections by documented Contractor Compliance Officer must be made to determine the effectiveness of the SWPPP. If the State or Local agencies have a required inspection form, the both forms must be completed. The SWPPP, including the best management practices implemented on the jobsite, shall be modified as needed to reduce or prevent pollutants from discharging from the site.

A delegation of authority letter authorizing the Contractor Compliance Officer to sign the inspection forms will also be supplied to the

The Inspector must be a person familiar with the site, the nature of major construction activities, and qualified to evaluate both overall Permit to conduct the certified site storm water inspections.

See Section VII on this sheet for further reporting requirements.

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

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

H. DISCHARGE OF PETROLEUM PRODUCTS OR HAZARDOUS SUBSTANCES DISCHARGE OF PETROLEUM PRODUCTS OR HAZARDOUS SUBSTANCES

any area. The entire site must have permanent vegetative cover established in all areas not covered by hardscape at the completion of all soil disturbing activities on site. Except for small level spots, seeded areas should generally be protected with mulch or a rolled erosion to reporting and clean up requirements. See section V.B.8 of this SWPPP for State and local information on reporting spills. Refer to the control product. All areas to be sealed will have topsoil and other soil amendments as specified on the Landscape Plan.

I NOTICE OF TERMINATION Once the site reaches final stabilization as defined in the General Permit, with all permanent erosion and sedimentation controls installed

Upon approval by the Owner's representative, the Owner and Contractor, as applicable, must complete and submit a NOT. I. CONTRACTORS RESPONSIBILITY This SWPPP intends to control water-bourne and liquid pollutant discharges by some combination of interception, sedimentation,

filtration, and containment. The Contractor and sub-contractors implementing this SWPPP must remain alert to the need to periodically refine and update the SWPPP in order to accomplish the intended goals. The Contractor is ultimately responsible for all site conditions and

K. LOG OF CONSTRUCTION ACTIVITY A record of dates when major ground—disturbing activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated or completed must be maintained until the NOT is filed. A log for keeping such records is included. Controls must be in place down gradient of any ground—disturbing activities prior to the commencement of construction and noted on the Site Map and Record of Stabilization and Construction Activity Dates.

2. INTRODUCTION

This SWPPP includes the elements necessary to comply with the natural baseline general permit for construction activities administered by the US Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program, the NPDES Permit No. ILR10 for the State of Illinois, and all Local governing agency requirements. This SWPPP must be implemented at the start of

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

A major goal of pollution prevention efforts during project construction is to control soil and pollutants that originate on the site and prevent them from flowing to surface waters. The purpose of this SWPPP is to provide guidelines for achieving that goal. A successful

This SWPPP must be implemented before construction begins on the site. It primarily addresses the impact of storm rainfall and runoff on greas of the ground surface disturbed during the construction process. In addition, there are recommendations for controlling other sources of pollution that could accompany the major construction activities. The SWPPP will terminate when disturbed areas are stabilized, permanent erosion and sedimentation controls are installed, temporary erosion and sedimentation controls are removed, construction activities covered herein have ceased, and a completed Notice of Termination (NOT) is transmitted to the governing agency.

Described below are the major construction activities that are subject of this SWPPP. Also included in the sequence are BMP installation activities that must take place prior to construction activities. NOTE: Down slope protective measures must always be in place before soil

All activities and time frames (beginning and ending dates) shall be noted on the Site Map. The sequence of construction is as follows: Upon implementation and installation of the following areas: trailers, parking, lay down, porta—poty, wheel wash, concrete washout, mason's Contractor will be responsible for submitting each subsequent \$500 yearly fee, if applicable. A copy of the signed NOI form will be supplied area, fuel and material storage containers, solid waste containers, etc., Immediately denote them on the Site Maps and note any changes in location as they occur throughout the construction process.

Unless notified by the Illinois Environmental Protection Agency (IEPA) to the contrary, construction activities may begin in accordance with Typical Stage of Construction, items shall be added or deleted as needed for each individual project.

1. Install stabilized construction entrance and SWPPP Entrance Sign.

- 2. Install silt fence(s) on the site (clear only those areas necessary to install silt fence). 3. Prepare temporary parking and storage area.
- 4. Install and stabilize hydraulic control structures (dikes, swales, check dams, etc.). 5. Begin grading the site.6. Start construction of building pad and structures.
- 7. Temporarily seed, throughout construction, denuded areas that will be inactive for 14 days or more. 8. Install utilities, underdrains, storm sewers, curbs and gutters.
- 9. Install inlet protection at all storm sewer structures as each inlet structure is installed. 10. Permanently stabilize areas to be vegetated as they are brought to final grade. . Prepare site for paving.
- 13. Install appropriate inlet protection devises for paved areas as work progresses 4. Complete gradina and installation or permanent stabilization over all areas includina outlots.

Call Engineer after the site appears to be fully stabilized for inspection. 16. Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any areas disturbed by the

NOTE: The Contractor may complete construction-related activities concurrently only if all preceding BMPs have been completely installed. The actual schedule for implementing pollutant control measures will be determined by project construction progress and recorded by the Contractor on the Soil Erosion/Sediment Control Operation Time Schedule on the Erosion and Sediment Control Plans. Down slope protective measures must always be in place before soil is disturbed.

4. SITE DESCRIPTION

 Site description Site construction activities consist of general grading of the lot, installation of the storm sewer & constructing the single story building, building the proposed parking lot, final grading and then landscaping. 2. Construction sequence of work shall be:

- a. general site clearingb. building pad & foundation construction c. utility installation & parking lot pavement d. top soil placement & finish grading
- 3. Total area of site = 3.98 acres
- Total disturbed area on site = 1.20 acres 4. Estimated site runoff coefficient after construction activities are complete: CN=85
- 5. Site map included indicating existing & proposed slopes across site is included in SWPPP

not exceed $\frac{1}{2}$ acre per 100 feet of silt fence for slopes less than 2 percent.

5. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS

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

system performance and individual component performance. The inspector must either be someone empowered to implement modifications. A variety of storm water pollutant controls are recommended for this project. Some controls are intended for function temporarily and will to this SWPPP and the pollutant control devices, if needed, in order to increase effectiveness to an acceptable level, or someone with the be used as needed for pollutant control during the construction period. These include temporary sediment barriers and permanent storm authority to cause such things to happen. Additionally, the inspector shall be properly authorized in accordance with the applicable General retention ponds (which can also function as temporary sediment basins). Permanent stabilization will be accomplished in all disturbed areas by covering the soil with pavement, building foundation, vegetation, or other forms of soil stabilization. A. EROSION AND SEDIMENT CONTROLS

1. Soil Stabilization The purpose of soil stabilization is to prevent soil from eroding and leaving the site. In the natural condition, soil is stabilized by native vegetation. The primary technique to be used at this project for stabilizing site soils will be to provide a protective cover of grass, pavement, or building structure.

a) Temporary Seeding or Stabilization - All denuded areas that will be inactive for 14 days or more, must be stabilized temporarily with the use of fast—germinating annual grass/grain varieties, straw/hay mulch, wood cellulose fibers, tackifiers, netting or blankets.

b) Permanent Seeding or Sodding - All greas at final grade must be seeded or sodded within 14 days after completion of work in

2. Structural Controls a) Silt Fence — Silt fence is a synthetic permeable woven or non-woven geotextile fabric incorporating metal support stakes at intervals sufficient to support the fence (5-feet maximum distance between posts), water, and sediment retained by the fence. The and all temporary erosion and sedimentation controls removed, the Contractor and Owner's representative must complete a final inspection. fabric and discharges off—site. Silt fence shall be located on the contour to capture overland, low—velocity sheet flows. The Contractor nay utilize triangular silt dike and/or non—wire backed silt fence as intermediate BMPs. Install silt fence at a fairly level grade along the contour with the ends curved uphill to provide sufficient upstream storage volume for the anticipated runoff. Drainage areas shall

b) Construction Exit — All access points from the pubic street into the construction site shall include a construction exit composed of course stone to the dimensions shown on the Existing Conditions and Demolition Plan. The rough texture of the stone helps o remove clumps of soil adhering to the construction vehicles tires through the action of vibration and jarring over the rough surface and

In addition to the stone at the construction exit, it may be necessary to install devices such as pipes (cattle guard) to increase the vibration and jarring. It may also be necessary to install a wheel wash system. If this is done, a sediment trap control must be installed to treat the wash water before it discharges from the site.

All site access must be confined to the Construction Exit(s). Barricade, sufficient to prevent use, any locations other than Construction Exit(s) where vehicles or equipment may access the site.

c) Storm Sewer Inlet Protection — Curb and grated inlets are protected from the intrusion of sediment through a variety of measures as shown on the details included in the Construction drawings. The primary mechanism is to place controls in the path of flow sufficient to slow the sediment—laden water to allow settlement of suspended soils before discharging into the storm sewer. It is ossible that as construction progresses from storm sewer installation through paving that the inlet protection devices should change. All inlet protection devices create ponding of storm water. This should be taken into consideration when deciding on which device or devices

d) Inspection and any necessary cleaning of the underground detention system shall be included as part of this

Final site stabilization is achieved when perennial vegetative cover provides permanent stabilization with a density greater than 70 percent over the entire area to be stabilized by vegetative cover. This is exclusive of areas paved, rocked, or having a building on them.

B. OTHER POLLUTANT CONTROLS

Construction traffic must enter and exit the site at the stabilized construction exit. Water trucks or other dust control agents will be used as needed during construction to reduce dust generated on the site. Dust control must be provided by the Contractor to a degree that is in compliance with applicable Local and State dust control regulations. 2. Solid Waste Disposal

No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the chemical disposal facility. site. Covers for the containers will be provided as necessary to meet State and Local requirements. The location of solid waste receptacles shall be shown on the Site Maps.

necessary in order to ensure that they do not discharge from the site. As an example, special care must be exercised pollution control requirements are met for each site which receives such materials or from which site materials are during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed of so that it will not flow from the site or enter groundwater, even if this requires removal, treatment, and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.

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

4 Non-Storm Water Discharge Non-storm water components of site discharges are not permitted under ILR10 except as follows: discharges from fire fighting activities; fire hydrant flushings; water used to wash vehicles where detergents are not used; waters used building washdown which does not use detergents; pavement washdowns where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used; air conditioning condensate; springs, uncontaminated ground water; and foundation or footing drains where flows are not contaminated with process materials such as solvents

5. Concrete Waste from Concrete Ready-Mix Trucks

the occurrence of the spill.

Discharge of excess or waste concrete and/or wash water from concrete trucks will be allowed on the construction site, but only in specifically designated diked areas prepared to prevent contact between the concrete and/or wash water and storm water that will be discharged from the site. Alternatively, waste concrete can be placed into forms to make rip rap or other useful concrete products. The cured residue from the concrete washout diked areas shall be disposed in accordance with applicable State and Federal regulations. The jobsite superintendent is responsible for assuring that these procedures are followed. The location of concrete washout areas shall be shown on the Site Maps.

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

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

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

8. Hazardous Material Management and Spill Reporting Plan Any hazardous or potentially hazardous material that is bought onto the construction site will be handled properly in order to reduce the potential for storm water pollution. All materials used on this construction site will be properly stored, handled, dispensed and disposed of following all applicable label directions. Material Safety Data Sheets (MSDS) information will be kept on site for any and all applicable materials.

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

Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA shall be immediately reported to the EPA National Response Center (1-800-424-8802). In addition, 35 III. Adm. Code 750.410 requires notification of IEMA (1-800-782-7860). Reportable chemical spill quantities are those listed for hazardous substances under Superfund, or as extremely hazardous substances under the Superfund Reauthorization and Amendments Act of 1986 (SARA), the emergency planning statute which also establishes threshold planning quantities (29 III. Admin. Code 430.30). Oil spills are reportable if they must be reported under the Federal Water Pollution Control Act. This generally includes spills that are in excess of 25 gallons and or "may be harmful to the public health or welfare" (40 CFR 110). Harmful discharges include those that (1) violate applicable water quality standards, or (2) leave a film on the water or adjoining shorelands or cause a sludge or emulsion to be deposited beneath the water's surface or on adjoining shorelands. The reportable quality for hazardous materials can be found in 40 CFR 302 or by contacting the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents,

construction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and

additives, etc.) will be stored in a secure location, under cover, when not in use. b) The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery as close to tome of use as practical.

c)A spill control and containment kit (containing for example, absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be d) All of the products in a container will be used before the container is disposed of. All such containers will be

triple rinsed with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in

compliance with State and Federal regulations and will not be allowed to mix with storm water discharges. e) All products will be stored in and used from the original container with the original product label.

f) All products will be used in strict compliance with instructions on the product label.

Storm water pollutant control measures installed during construction, that will also provide storm water management benefits after construction, include turf areas in sufficient quantity so as to provide a site impervious ratio

a) The disposal of excess or used products will be in strict compliance with instructions on the product label

C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs) During the construction phase, the Contractor shall implement the following measures:

1. Materials resulting from the clearing and grubbing or excavation operations shall be stockpiled up slope from adequate sedimentation controls. Materials removed to an off-site location shall be protected with appropriate controls and property permitted.

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

2. The Contractor shall designate areas on the Site Map for equipment cleaning, maintenance, and repair. The Contractor and sub—contractors shall utilize such designated areas. Cleaning, maintenance, and repair areas shall be

protected by a temporary perimeter berm, shall not occur within 150 feet of any waterway, water body or wetland, and in areas located as far as practical from storm water inlets. 3. Use of detergents for large scale washing is prohibited (i.e. vehicles, buildings, pavement, surfaces, etc.)

4. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in waterproof containers. Except during application, the containers, the contents must be kept in trucks or within storage facilities. Runoff containing

). OFF-SITE FACILITIES IN THE OPERATIONAL CONTROL OF THE CONTRACTOR Whenever dirt, rock, or other materials are imported to the construction site or exported for placement in areas off Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means of the primary construction site, the Contractor is responsible for determining that all storm water permitting and taken. Prior to the disturbance of any such site, Contractor will confirm that the operators of the site they are importing to or exporting from have properly obtained all required permits, and will comply with all laws, regulations

> At a minimum, each off-site area that provides or receives material or is disturbed by project activities must implement erosion and sediment control measures consisting of perimeter controls on all down slope and side slope boundaries and must also provide for both temporary stabilization and for permanent re-vegetation after all disturbances

In addition to this SWPPP, construction activities associated with this project must comply with any guidelines set forth to control dust; potable water sources including uncontaminated waterline flushings; irrigation drainage; routine external by Local regulatory agencies. The Contractor shall maintain documents evidencing such compliance in this SWPPP.

5. INSPECTIONS AND SYSTEM MAINTENANCE

Between the time this SWPPP is implemented and final Notice of Termination has been submitted, all disturbed areas and pollutant controls must be inspected weekly and within 24 hours of the end of a storm event 0.5 inches or equivalent snowfall. The purpose of site inspections is to assess performance of pollutant controls. The inspections will be conducted by the Contractor's Site Superintendent. Based on these inspections, the Contractor will decide whether it is necessary to modify this SWPPP, add or relocate controls, or revise or implement additional Best Management Practices in order to prevent pollutants from leaving the site via storm water runoff. The Contractor has the duty to cause pollutant control measures to be repaired, modified, supplemented, or take additional steps as necessary in order to achieve effective pollutant control.

Examples of specific items to evaluate during site inspections are listed below. This list is not intended to be comprehensive. During each inspection, the inspector must evaluate overall pollutant control system performance as well as particular details of individual system components. Additional factors should be considered as appropriate to the

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

B. SEDIMENT CONTROL DEVICES Sediment barriers, traps and basins must be inspected and they must be cleaned out at such time as their original capacity has been reduced by 50 percent. All material excavated from behind sediment barriers or in traps and basins shall be incorporated into on—site soils or spread out on an upland portion of the site and stabilized. Additional sediment barriers must be constructed as needed.

evidence of, or the potential for, pollutants entering the drainage system or discharging from the site. If necessary, the materials must be covered or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas. All State and Local regulations pertaining to material storage areas will be adhered to.

Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for

stabilization once all areas are covered with building foundation or pavement, or have a stand of grass with a minimum of 70 percent density or greater over the entire vegetated area in accordance with the General Permit requirements. The vegetative density must be maintained to be considered stabilized. Area must be watered, fertilized, and

All discharge points must be inspected to determine whether erosion and sediment control measures are effective in

preventing discharge of sediment from the site or impacts to receiving waters.

Grassed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final

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

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

If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the Contractor's Compliance Officer shall complete and file an "Incidence of Noncompliance" (ION) report for the identified violation. The Contractor's Compliance Officer shall us forms provided by the IEPA and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance and a statement detailing any environmental impact which may have resulted in noncompliance. All reports of oncompliance shall be signed by a responsible authority in accordance with part VI.G of the General Permit. The report of noncompliance shall be mailed to the following address:

Illinois Environmental Protection Agency Division of Water Pollution Control Attn: Compliance Assurance Section 1021 North Grand East

Springfield, IL 62794-9276

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

Must Extend Full Width

Of Ingress And Egress

Existing Ground

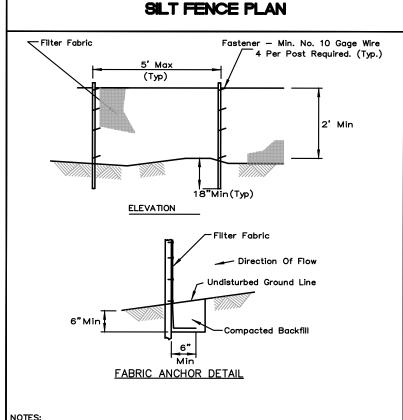
STABILIZED CONSTRUCTION ENTRANCE PLAN

(Optional)

PLAN VIEW

Positive Drainage

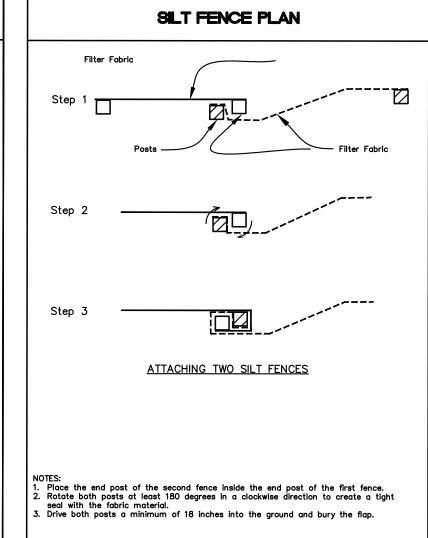
Trapping Device



Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization 2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.

. Fence posts shall be either standard steel post or wood post with a

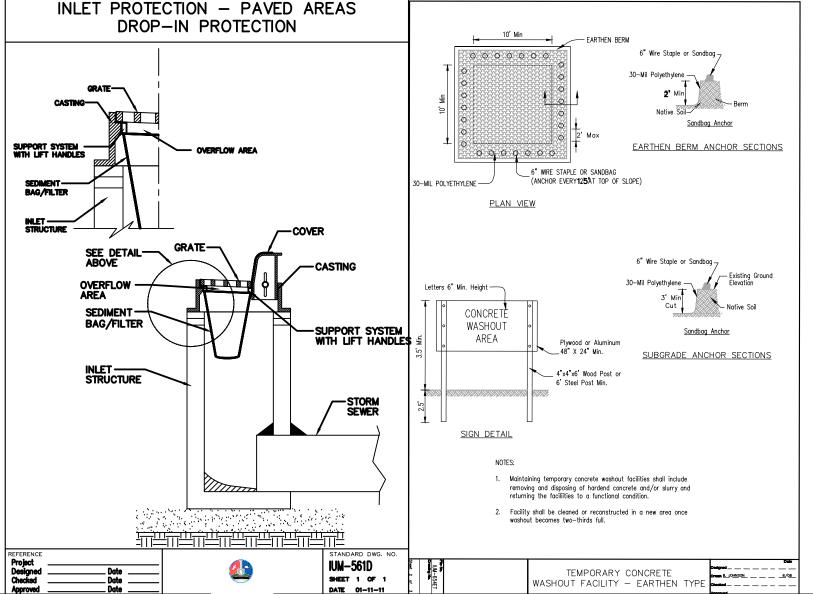


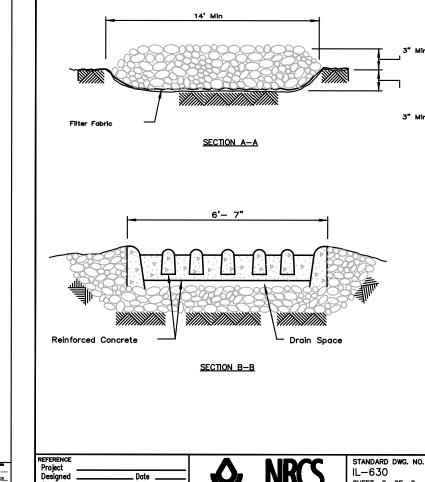


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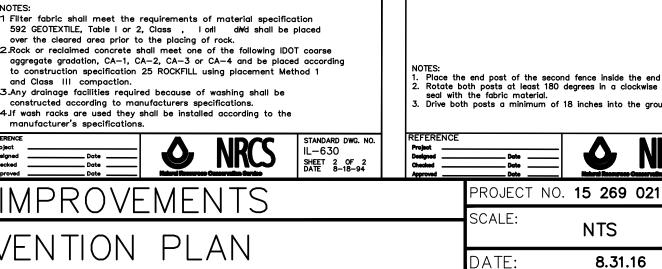
OF 6 SHEETS





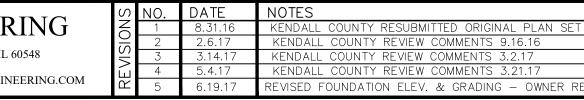
STABILIZED CONSTRUCTION ENTRANCE PLAN



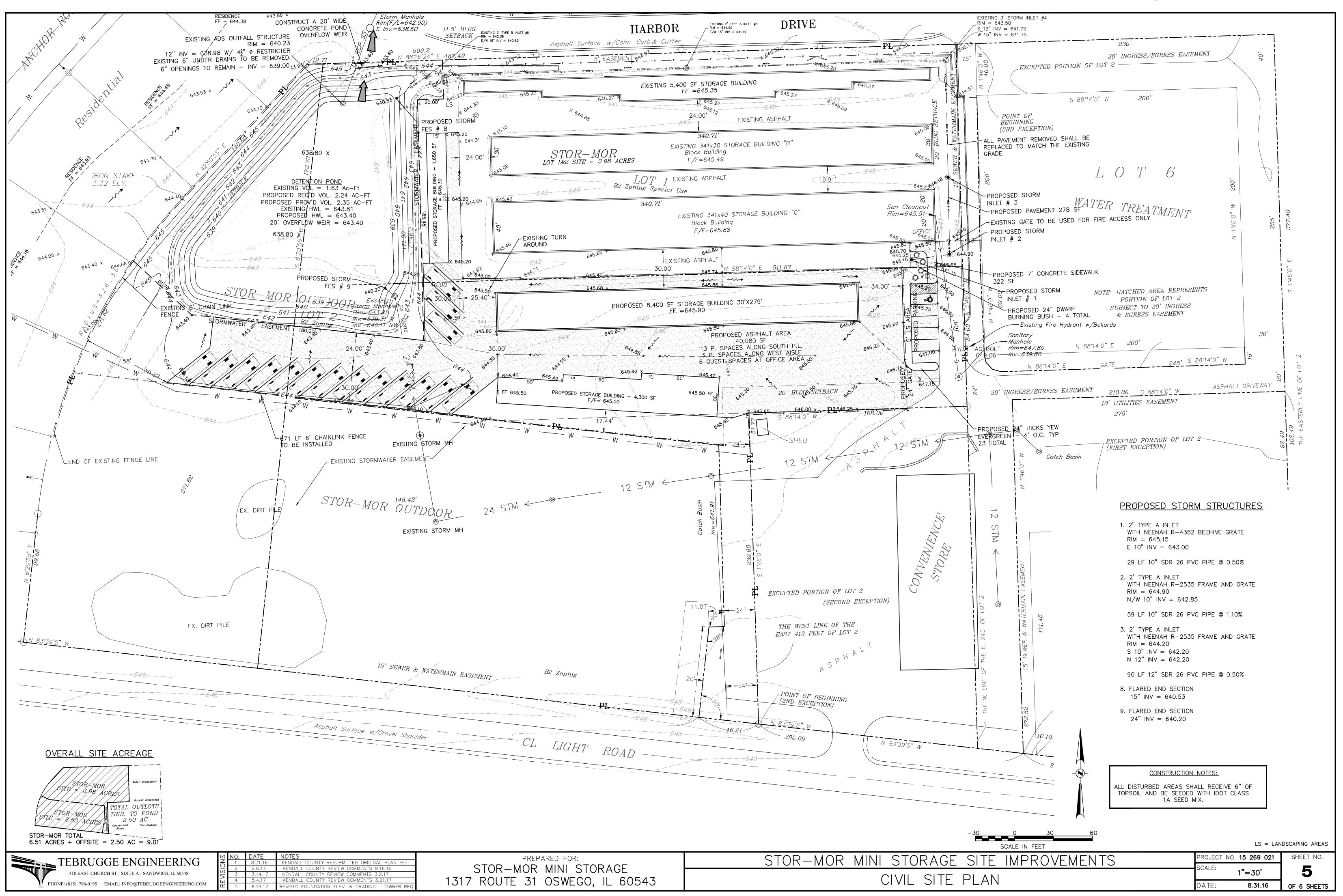


pavemen





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



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.

<u>EARTHWORK</u>

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 SPECIFIED 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.

SLOPE: 1/4" PER 1'-0"

SLOPE: 1/4" PER 1'-0"

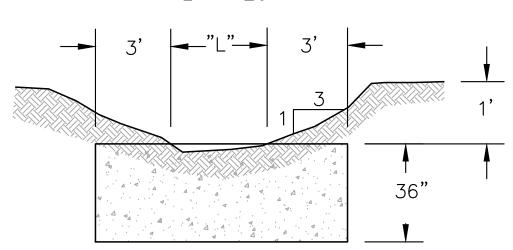
4" MIN.

5" CLASS SI CONCRETE

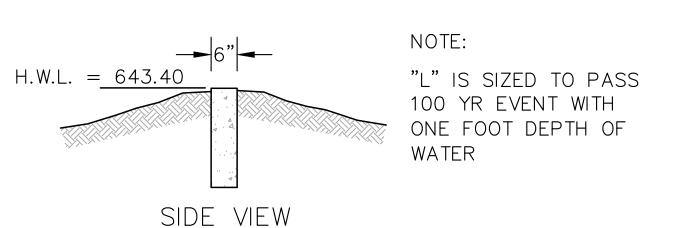
NOTE: INSTALL TOOL JOINTS EVERY 5'

SIDEWALK

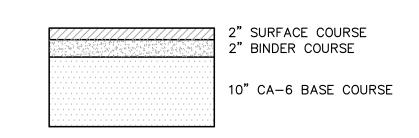
N.T.S.



FRONT VIEW







TYPICAL GENERAL PAVEMENT DETAIL N.T.S.



	S	NO.	DATE	NOTES
(j	\leq	1	8.31.16	KENDALL COUNTY RESUBMITTED ORIGINAL PLAN SET
•	\mathbb{R}^{2}	2	2.6.17	KENDALL COUNTY REVIEW COMMENTS 9.16.16
	\leq	3	3.14.17	KENDALL COUNTY REVIEW COMMENTS 3.2.17
(C CO) (\Box	4	5.4.17	KENDALL COUNTY REVIEW COMMENTS 3.21.17
G.COM	\mathbb{Z}	5	6.19.17	REVISED FOUNDATION ELEV. & GRADING — OWNER R

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

STOR-MOR MINI STORAGE SITE IMPROVEMENTS
GENERAL NOTES & DETAILS

PROJECT NO. **15 269 021**SCALE: NTS
DATE: **8.31.16**

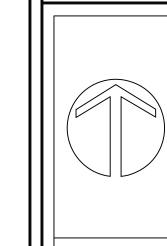
SHEET NO.

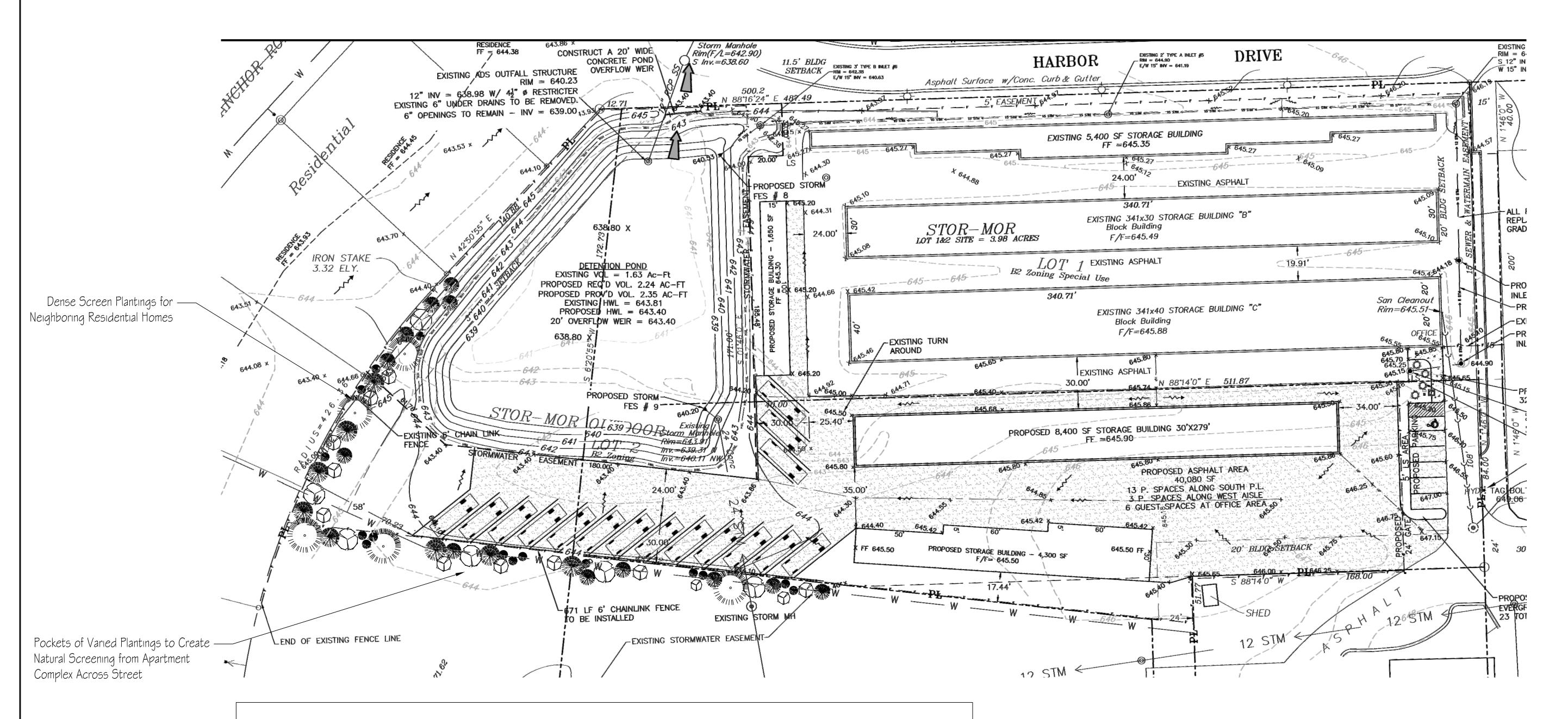
6
OF 6 SHEETS

7/13/2006

60







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

e:\stor mor oswego 2017 07 21 revised planting plan.dwg

State of Illinois Zoning Petition
County of Kendall #16-20

ORDINANCE NUMBER 2016 - ___

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

<u>WHEREAS</u>, 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,

Page 1 of 3

State of Illinois Zoning Petition
County of Kendall #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

<u>WHEREAS</u>, 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

<u>WHEREAS</u>, 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

<u>WHEREAS</u>, 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.

Attachment 4, Page 3

State of Illinois Zoning Petition
County of Kendall #16-20

<u>WHEREAS</u>, 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.

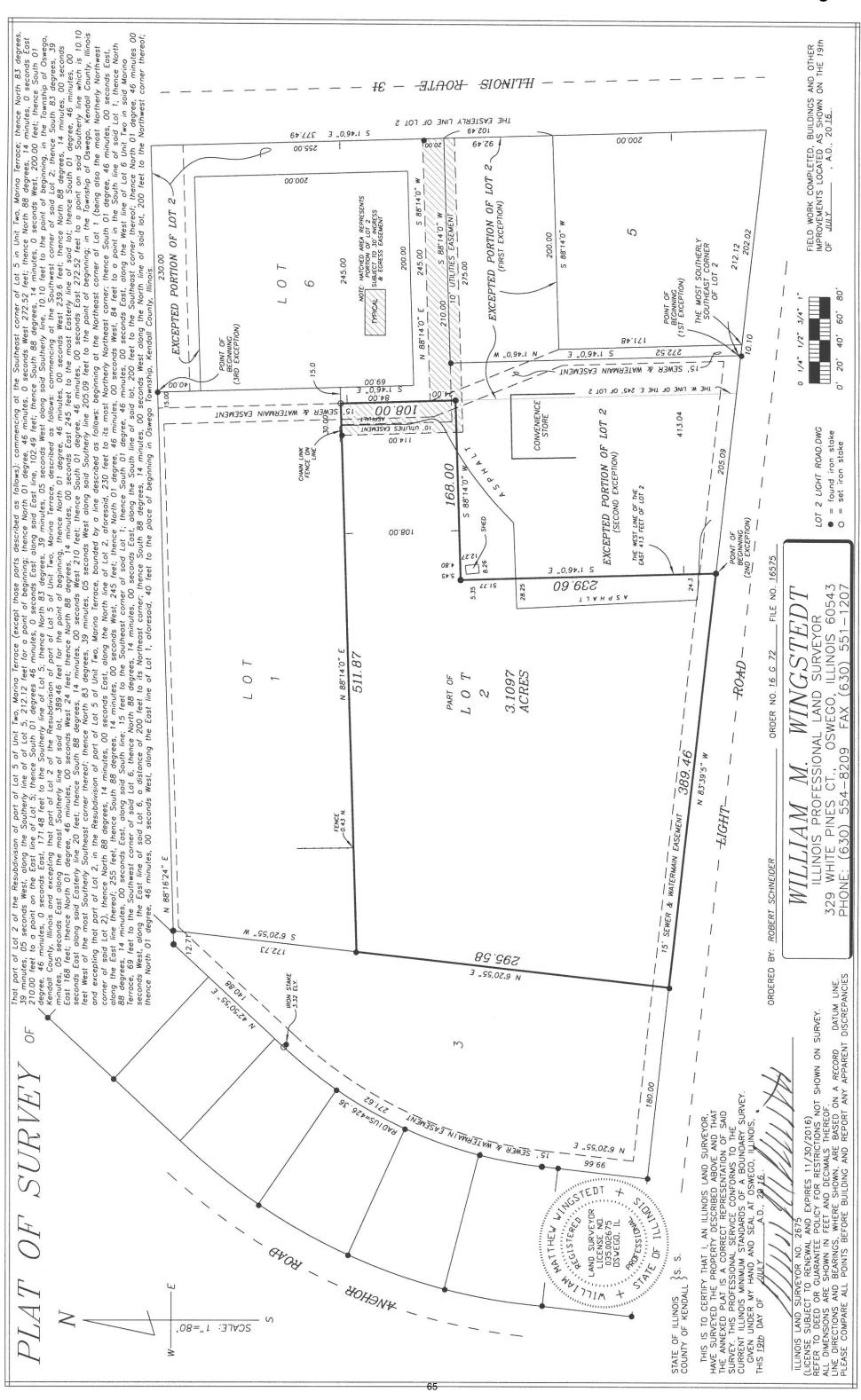
<u>NOW, THEREFORE, BE IT ORDAINED</u>, that the Kendall County Board hereby grants approval of a special use permit for the operation of an enclosed self-service storage facility and an outdoor storage facility in accordance to the submitted Site Plan included as "Exhibit A" attached hereto and incorporated herein subject to the following conditions:

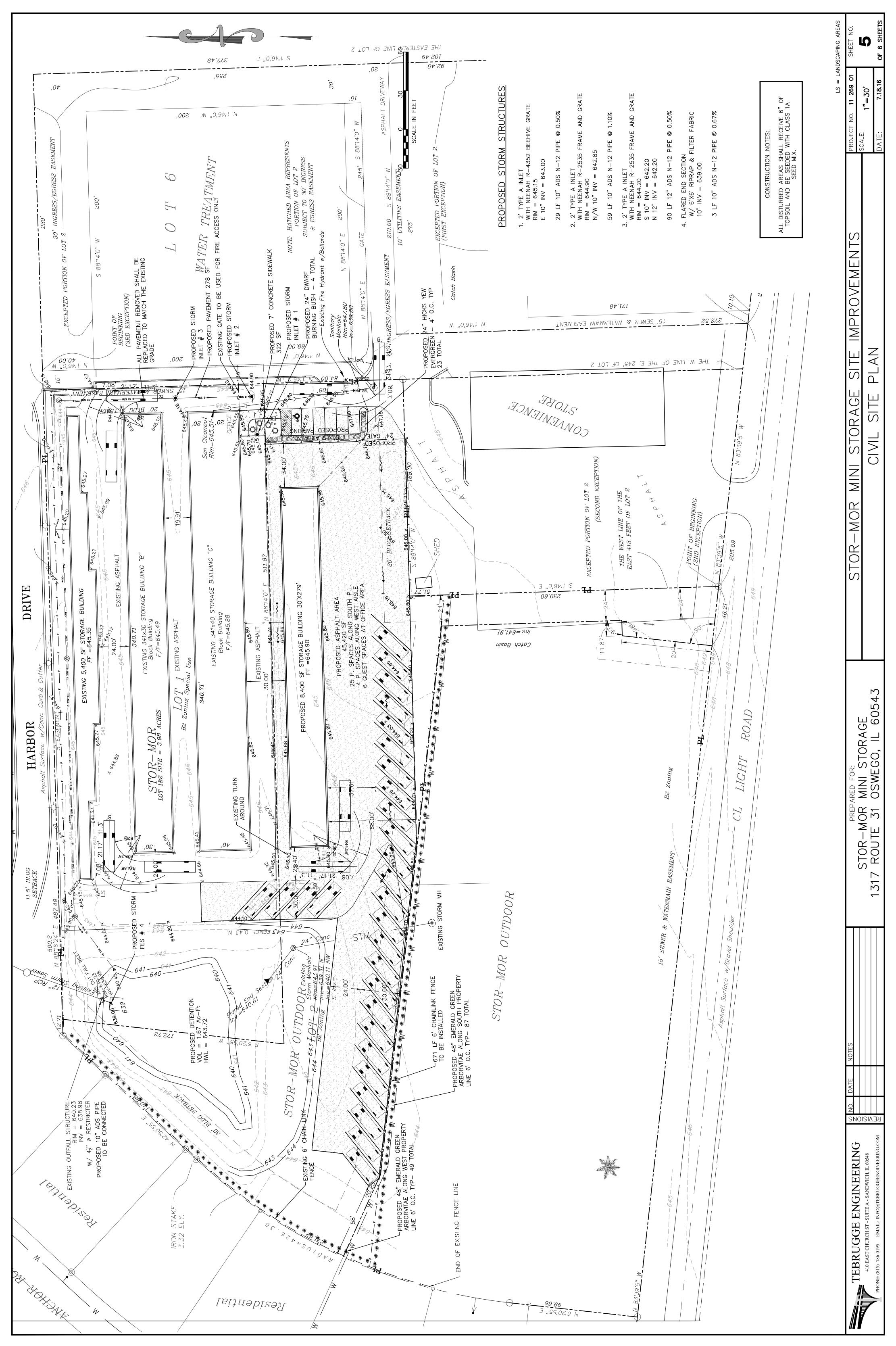
- 1. The property will be developed in accordance with the site plan.
- 2. A building permit shall be secured prior to construction of the proposed storage building.
- 3. A stormwater management permit shall be secured prior to the development of the property.
- 4. The outdoor storage and expansion of 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.

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

	Attest:
John A. Shaw	Debbie Gillette
Kendall County Board Chairman	Kendall County Clerk

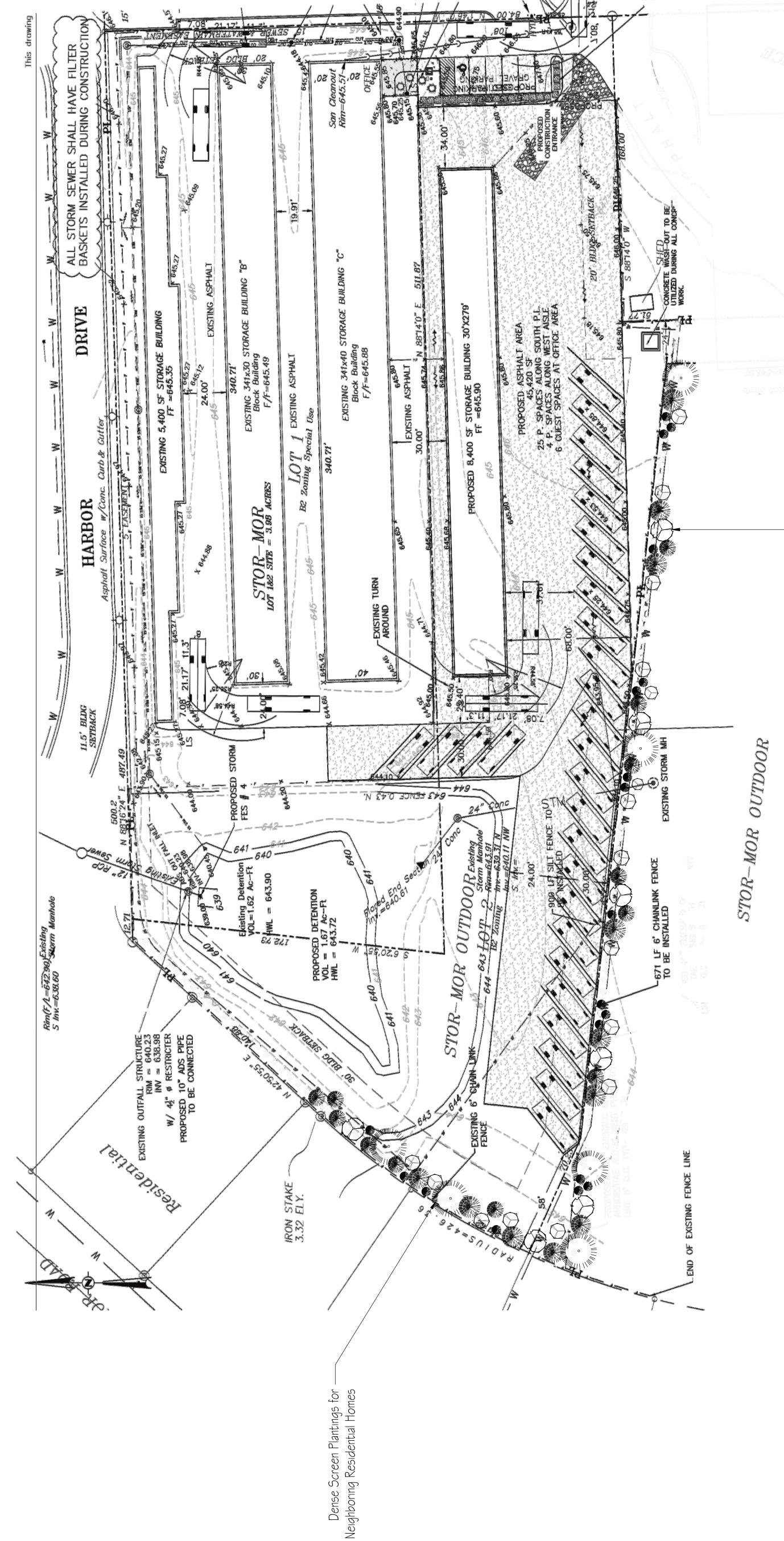




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North

1317 STATE ROUTE 31, OSWEGO, ILLINOIS SLOK-MOK MINI SLOKYCE



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

PLANTING KEY

Pine - 50'-80' tall 20'-40' wide Large Evergreen Tree - Austrian and/or White

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

Dogwood, Viburnums, Hydrangea - 6'-12' tall 8'-15' wide Medium-Large Deciduous Shrub - Witchhazel.

Yews, Junipers - 4'-12' tall 4'-10' wide Small-Medium Evergreen Shrub - Arborvitae,







