

**MINUTES  
KENDALL COUNTY  
ZONING BOARD OF APPEALS MEETING**

110 WEST MADISON STREET (109 WEST RIDGE STREET), EAST WING CONFERENCE ROOM  
YORKVILLE, IL 60560

**August 31, 2020 – 7:00 p.m.**

**CALL TO ORDER**

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:01 p.m.

**ROLL CALL:**

Members Present: Scott Cherry, Karen Clementi, Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, and Dick Whitfield

Members Absent: None

Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner

Others Present: Dan Kramer, Michael Cardamone, and Mike Kelty

**MINUTES:**

Member Clementi made a motion, seconded by Member Cherry, to approve the minutes of the July 27, 2020 hearing/meeting. With a voice vote of seven (7) ayes, the motion carried.

Chairman Mohr swore in Dan Kramer, Michael Cardamone, and Mike Kelty.

**PETITIONS**

The Zoning Board of Appeals started their review of Petitions 20-17 and 20-18 at 7:01 p.m.

**20-17- Michael Cardamone on Behalf of the LTW Group Declaration of Trust Dated June 1, 2020**

Request: Variance to Section 4.14.A.2 of the Kendall County Zoning Ordinance for the Installation of a Fence in the Front Yard at a Maximum Height of Five Feet Ten Inches Instead of the Required Maximum of Four Feet

PINS: 06-08-151-006, 06-08-151-007, and 06-08-151-011

Locations: 4779 Lees Court, 7387 Roberts Drive, and 7292 Fitkins Drive, Oswego, Na-Au-Say Township

Purpose: Petitioner Would Like to Install a Fence in the Front Yard at a Maximum Height of Five Feet Ten Inches; Property is Zoned RPD-2

**20-18- Mike Kelty on Behalf of the Michael J. Kelty and Candace E. Kelty Declaration of Living Trust**

Request: Variance to Section 4.14.A.2 of the Kendall County Zoning Ordinance for the Installation of a Fence in the Front Yard at a Maximum Height of Five Feet Ten Inches Instead of the Required Maximum of Four Feet

PIN: 06-08-151-005

Locations: 4843 Lees Court, Oswego, Na-Au-Say Township

Purpose: Petitioner Would Like to Install a Fence in the Front Yard at a Maximum Height of Five Feet Ten Inches; Property is Zoned RPD-2

Mr. Asselmeier summarized the requests.

Michael Cardamone owns 4779 Lees Court (Lot 5 in Grove Estates). Mr. Cardamone, on behalf of the LTW Group Declaration of Trust Dated June 1, 2020 also owns 7387 Roberts Drive (Lot 6 of Grove Estates) and 7292 Fitkins Drive (Lot 10 of Grove Estates). He wishes to construct an open air iron fence in the front yards of these properties at a maximum height of five feet ten inches (5'10"). The application materials, plat of survey showing the proposed locations of the fence, the diagram of the fence, and the aerial of the property were provided.

Mike Kelty, on behalf of the Michael J. Kelty and Candace E. Kelty Declaration of Living Trust, owns 4843 Lees Court (Lot 4 of Grove Estates). He wishes to construct an open air iron fence in the front yards of these properties at a maximum height of five feet ten inches (5'10"). The application materials, plat of survey showing the proposed locations of the fence, the diagram of the fence, and the aerial of the property were provided.

The current land use is Single-Family Residential. The future land use is Rural Residential (Max 0.65 DU/Acre).

Lees Court, Roberts Drive, and Fitkins Drive are local roads maintained by Na-Au-Say Township. No trails exist in the area.

No floodplains or wetlands are on the properties.

The adjacent land uses are Single-Family Residential. The adjacent zoning districts are RPD-2. The Future Land Use Map calls for the adjacent land uses to be Rural Residential. The nearby zoning districts are RPD-2 and A-1.

The County previously granted similar fence height variances at 7109 Roberts Court (Lot 23 of Grove Estates) and 7126 Roberts Court (Lot 25 of Grove Estates).

The proposed fence would be placed inside an easement. While this is lawful, the Petitioner has been advised that the fence could be removed or damaged as part of work inside the easement.

The Petitioner would like to install one (1) twenty foot (20') wide gate at the driveway of their property.

As can be viewed on the aerial, many of the nearby lots are vacant. Similar variances could be submitted for these properties at some point in the future.

Na-Au-Say Township was emailed this proposal on August 3, 2020.

The Oswego Fire Protection District was emailed this proposal on August 3, 2020.

§ 13.04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. The proposed Findings of Fact are as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. Other properties have fenced in their whole lot and, as long as the Homeowners' Association is fine with the fence height, there should not be an issue.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. This is a variation that has been requested and could be requested in the future for other properties inside Grove Estates.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The owners do not have a hardship, but would like to install the fence as requested.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. Adding the proposed fence will not impair any of the above items and will not impact the roadway.

Staff recommends approval of the requested variance subject to the following conditions:

1. The maximum height of the fence shall be five feet ten inches (5' 10").
2. The fence shall be installed at substantially the locations shown in the provided documents.
3. The fence shall be of the similar style as shown in the fence diagram provided in the provided documents.
4. The Petitioner and future owners of the subject property acknowledge that the subject fence will be constructed inside an easement and that work inside the easement could cause damage or removal of the fence.
5. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

Chairman Mohr opened the public hearing at 7:04 p.m.

Chairman Mohr asked if the fence complied with the local homeowners' association rules. Michael Cardamone responded the fence complies with local rules. Mr. Asselmeier noted that a similar variance was granted within the same subdivision previously.

Petitioners for 20-17 and 20-18 will build their respective fences at the same time.

The gate will have an automatic lock; the lock will have a sensor that opens anytime a siren is heard.

The fences will be installed for aesthetic and security reasons.

Chairman Mohr closed the public hearing at 7:08 p.m.

Member Clementi made a motion, seconded by Member Fox, to approve the Findings of Fact and approve and variances for Petitions 20-17 and 20-18 will the conditions proposed by Staff.

The votes were as follows:

Ayes (7): Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield

Nays (0): None

Absent (0): None

The motion passed.

Na-Au-Say Township will be notified of the results of the hearing.

The Zoning Board of Appeals completed their review of Petition 20-17 and 20-18 at 7:09 p.m.

The Zoning Board of Appeals started their review of Petition 20-19 at 7:09 p.m.

**Petition 20-19- Jason Shelley on Behalf of Go Pro Ball, LLC**

Request: Variance to Section 9.05.I of the Kendall County Zoning Ordinance for the Construction of a Building with a Maximum Height of 67 Feet Instead of the Allowed Maximum Height of 50 Feet in the B-4 Commercial Recreation District

PIN: Northwestern 8.69 Acres of 09-13-200-002 Location: 195 Route 52 (Northwest Corner of Route 52 and County Line Road) in Seward Township

Purpose: Petitioners Wish to Develop an Indoor Athletic Facility on the Property with Taller Building than Permitted by the Kendall County Zoning Ordinance

Mr. Asselmeier summarized the request.

In March 2020, the Kendall County Board approved Ordinance 20-02, rezoning the northwestern nine plus (9+) acres of the northwest corner of Route 52 and County Line Road in Seward Township from A-1 Agricultural to B-4 Commercial Recreation District in order for the Petitioner to have proper zoning to construct an athletic facility.

According to the information provided to the County, the proposed athletic facility will be sixty-seven feet (67') tall at its maximum height. Section 9.05.I of the Kendall County Zoning Ordinance sets the maximum height in the B-4 Commercial Recreation District at fifty feet (50'). Accordingly, the Petitioner is requesting a variance to the height requirements.

The application materials, Petitioner's Findings of Fact, building renderings, engineering plans, aerial, and approved site plan were provided.



The future land of the property is commercial.

County Line Road is a township maintained arterial road. There are no trails in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are agricultural or agricultural related. The adjacent zoning districts are A-1 and A-1 SU. There is a pending rezoning to B-3 and B-2 of adjacent property. The Future Land Use Map calls for the area to be Public/Institutional, Suburban Residential, and Commercial. The zoning districts in the area are A-1 and A-1 SU.

Minooka School District 111 owns the adjacent properties to the north and west of the subject property. The A-1 special use to the north is for a church. The A-1 special use to the south is for a fertilizer and grain storage operation. The A-1 special use to the west appears to be for an airstrip. The property at 276 Route 52 has a special use permit for a landscaping business. Seven (7) existing houses are within one half (1/2) mile of the subject property.

Seward Township was emailed this proposal on August 5, 2020.

The Village of Shorewood was emailed this proposal on August 5, 2020.

The Troy Fire Protection District was emailed this proposal on August 5, 2020.

Goprobball, LLC provided a business plan. As noted in the business plan, they would have between twenty (20) and forty (40) part-time employees with no more than four (4) to six (6) employees onsite. They have fifteen (15) existing traveling baseball teams and hope to expand to twenty-five (25) teams within the next five (5) years. They would also like to use the facility to attract other sports including girls soccer and softball. They would have a concession area and rehabilitation services would be provided onsite. The proposed hours of operation are between 8:00 a.m. and midnight. The proposed facility is approximately sixty-nine thousand, three hundred (69,300) square feet and will have a parking area to the east and a seven thousand five hundred (7,500) square foot eating area with a patio area. The maximum peak of the facility is sixty-seven feet (67').

At their meeting on June 8, 2020, the Kendall County Planning, Building and Zoning Committee approved a ninety (90) day waiver on the payment of application fees. Unless further waived, all application fees would be due prior to recording of the variance.

§ 13.04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. The proposed Findings of Fact are as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. No topographical or site related hardships exist.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. The requested variation could be applicable to other proposed athletic facilities in the B-4 Commercial Recreation Zoning District.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The difficulty has been created by the nature of the proposed business. A facility with a lower ceiling height could not be used for indoor baseball or softball games.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. Provided the local fire protection district has no concerns, the granting of the variation will not be detrimental to the public welfare or cause injury to other properties in the neighborhood.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The proposed variance will not impair any of the above items and will not impact the roadway.

Staff recommends approval of the requested variance subject to the following conditions:

1. The maximum height of the building shall be sixty-seven (67').
2. The building shall be developed substantially in accordance with the provided renderings.
3. The variance shall not become effective and no building permits will be issued until all applicable fees that were previously waived by the Kendall County Planning, Building and Zoning Committee are paid in full.
4. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

Chairman Mohr opened the public hearing at 7:12 p.m.

Attorney Dan Kramer noted that the dome height has not changed since the project was originally proposed. The dome is purely for baseball and softball. The dome will be bigger than the dome on Galena Road. High school aged kids will play inside the dome. Mr. Kramer noted that the Minooka School District owns adjacent land and both the school and dome should be complimentary uses.

Chairman Mohr closed the public hearing at 7:14 p.m.

Member LeCuyer made a motion, seconded by Member Thompson, to approve the Findings of Fact as presented and the variance with the conditions proposed by Staff.

The votes were as follows:

Ayes (7):	Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield
Nays (0):	None
Absent (0):	None

The motion passed.

Seward Township will be notified of the results of the hearing.

The Zoning Board of Appeals completed their review of Petition 20-19 at 7:17 p.m.

The Zoning Board of Appeals started their review of Petition 20-20 at 7:17 p.m.

**Petition 20-20- Jason Shelley on Behalf of Go Pro Ball, LLC and James and Denise Maffeo on Behalf of Four Season Storage, LLC**

**Request:** Variance to Section 12.10.A.2.d of the Kendall County Zoning Ordinance to Allow a Pole Sign to be Zero Feet Above the Surrounding Grade Which is Less than the 10 Foot Above the Surrounding Grade Minimum for Pole Signs in the Business Zoning Districts

**PIN:** Northeastern 4.67 Acres of 09-13-200-002

**Location:** 195 Route 52 (Northwest Corner of Route 52 and County Line Road) in Seward Township

**Purpose:** Petitioners Wish to Install a Sign at a Lower Level than Permitted by the Kendall County Zoning Ordinance

Mr. Asselmeier summarized the request.

Goprobball, LLC would like to sell the northeastern portion of the subject property to James and Denise Maffeo for an indoor and outdoor storage business called Four Seasons Storage and market the frontage along County Line Road for future commercial development. The Petitioners are also working on preliminary and final plats for a four (4) lot commercial subdivision which are still under review.

As part of this commercial development, the Petitioners would like to install signage similar to the signs shown in the provided documents. The signs would be twelve feet (12') in height. A reader board for the indoor athletic facility would be located at the bottom of the sign. Section 12.10.A.2.d of the Kendall County Zoning Ordinance requires pole signs to be a minimum of ten feet (10') above the surrounding grade. The Petitioners would like to install the sign at grade.

The application materials, Petitioner's proposed Findings of Fact, landscaping plan, and aerial of the property were provided.

The future land of the property is commercial.

County Line Road is a township maintained arterial road. There are no trails in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are agricultural or agricultural related. The adjacent zoning districts are A-1 and A-1 SU. There is a pending rezoning to B-3 and B-2 of adjacent property. The Future Land Use Map calls for the area to be Public/Institutional, Suburban Residential, and Commercial. The zoning districts in the area are A-1 and A-1 SU.

Minooka School District 111 owns the adjacent properties to the north and west of the subject property. The A-1 special use to the north is for a church. The A-1 special use to the south is for a fertilizer and grain storage operation. The A-1 special use to the west appears to be for an airstrip. The property at 276 Route 52 has a special use permit for a landscaping business. Seven (7) existing houses are within one half (1/2) mile of the subject property.

Seward Township was emailed this proposal on August 5, 2020.

The Village of Shorewood was emailed this proposal on August 5, 2020.

The Troy Fire Protection District was emailed this proposal on August 5, 2020.

The proposed sign would be used to promote businesses in the Go Pro Sports Subdivision and to communicate the start of games at the indoor athletic facility.

At their meeting on June 8, 2020, the Kendall County Planning, Building and Zoning Committee approved a ninety (90) day waiver on the payment of application fees. Unless further waived, all application fees would be due prior to recording of the variance.

§ 13.04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. The proposed Findings of Fact are as follows:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The existing ordinance would result in twenty-two foot (22') tall sign that would be out of character with the surrounding rural residential and agricultural area.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Other properties with the same zoning classification could request similar variances. However, few of the other business zoned areas in the unincorporated area of Kendall County are in a rural area like the subject property.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The difficulty was created because the regulations anticipated such uses in a less rural setting.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. Provided the sign is placed at location shown on the landscaping plan, the variation will not be detrimental to the public welfare or injurious to other properties in the neighborhood.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The proposed variance will not impair any of the above items and will not impact the roadway, if the sign is placed in the location shown on the landscaping plan.

Staff recommends approval of the requested variance subject to the following conditions:

1. The sign can be located at grade.
2. The sign shall be placed substantially in the location shown on the provided landscaping plan.
3. The sign shall be a maximum of twelve feet (12') in height and ten feet (10') in width.

4. The sign shall be similar to the signs provided in the application materials and may include a reader board for the indoor athletic facility.

5. The sign shall be limited to advertising and communicating information about businesses located in the Go Pro Sports Subdivision. The sign may also be used for other public safety announcements and time and temperature information.

6. The variance shall not become effective until the Kendall County Board approves a map amendment rezoning the subject property to a business zoning classification.

7. The variance shall not become effective and no building permits will be issued until all applicable fees that were previously waived by the Kendall County Planning, Building and Zoning Committee are paid in full.

8. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

Member Clementi asked if neighbors previously had questions regarding this Petition. Mr. Asselmeier noted that neighbors had concerns regarding increased traffic and lines of sight at Route 52 and County Line. The shorter sign will probably help with aesthetics and ease traffic concerns.

Chairman Mohr asked if the sign will be lit. The answer was yes. Chairman Mohr noted that lighting regulations for signs seems to make everyone unhappy. There will be a message board on the sign. No advertising would occur on the sign; the message board would be used to communicate the start times of games. The sign would be turned off after the business closes.

Chairman Mohr opened the public hearing at 7:21 p.m.

Chairman Mohr closed the public hearing at 7:21 p.m.

Member Whitfield made a motion, seconded by Member Clementi, to approve the Findings of Fact as presented and the variance with the conditions proposed by Staff.

The votes were as follows:

Ayes (7): Cherry, Clementi, Fox, LeCuyer, Mohr, Thompson, and Whitfield

Nays (0): None

Absent (0): None

The motion passed.

Seward Township will be notified of the results of the hearing.

The Zoning Board of Appeals completed their review of Petition 20-20 at 7:22 p.m.

#### **NEW BUSINESS/OLD BUSINESS**

None

## **REVIEW OF PETITIONS THAT WENT TO THE COUNTY BOARD**

None

## **PUBLIC COMMENTS**

Mr. Asselmeier announced that a text amendment was proposed adding truck parking area and yard to the list of special uses in the A-1 District and for a special use permit for a truck parking area and yard at 3485 Route 126. A text amendment was also proposed amending the Kendall County's campground and recreational vehicle park regulations.

The September hearing will be in the Historic Courthouse.

## **ADJOURNMENT OF THE ZONING BOARD OF APPEALS**

Member Whitfield made a motion, seconded by Member Clementi, to adjourn. With a voice vote of seven (7) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:25 p.m.

The next hearing/meeting will be on September 28, 2020.

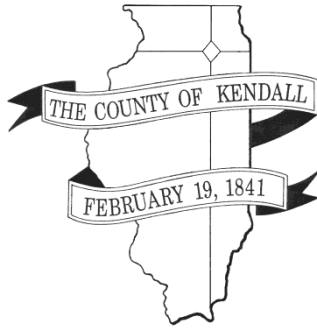
Respectfully submitted by,  
Matthew H. Asselmeier, AICP, CFM  
Senior Planner

## **Exhibits**

1. Memo on Petition 20-17 Dated August 3, 2020
2. Certificate of Publication and Mailings for Petition 20-17 (Not Included with Report but on file in Planning, Building and Zoning Office).
3. Memo on Petition 20-18 Dated August 3, 2020
4. Certificate of Publication and Mailings for Petition 20-18 (Not Included with Report but on file in Planning, Building and Zoning Office).
5. Memo on Petition 20-19 Dated August 5, 2020
6. Certificate of Publication and Mailings for Petition 20-19 (Not Included with Report but on file in Planning, Building and Zoning Office).
7. Memo on Petition 20-20 Dated August 5, 2020
8. Certificate of Publication and Mailings for Petition 20-20 (Not Included with Report but on file in Planning, Building and Zoning Office).

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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 20-17****Michael Cardamone on Behalf  
of the LTW Group Declaration of Trust Dated June 1, 2020  
Fence Building Height Variance****INTRODUCTION**

Michael Cardamone owns 4779 Lees Court (Lot 5 in Grove Estates). Mr. Cardamone, on behalf of the LTW Group Declaration of Trust Dated June 1, 2020 also owns 7387 Roberts Drive (Lot 6 of Grove Estates) and 7292 Fitkins Drive (Lot 10 of Grove Estates). He wishes to construct an open air iron fence in the front yards of these properties at a maximum height of five feet ten inches (5'10").

The Petitioner's neighbor at 4843 Lees Court (Lot 4 in Grove Estates) has the same request (see Petition 20-18).

The application materials are included as Attachment 1. The plat of survey showing the proposed locations of the fence is included as Attachment 2. The diagram of the fence is included as Attachment 3. The aerial of the property is included as Attachment 4.

**SITE INFORMATION**

PETITIONER Michael Cardamone on Behalf of the LTW Group Declaration of Trust Dated June 1, 2020

ADDRESSES 4779 Lees Court, 7387 Roberts Drive, and 7292 Fitkins Drive, Oswego

LOCATION Lots 5, 6, and 10 in Grove Estates

TOWNSHIP Na-Au-Say

PARCEL #S 06-08-151-006, -007, and -011

LOT SIZE 2.25 +/- Acres (All Lots Combined)

EXITING LAND USE Single Family Residential (Grove Estates Subdivision)

ZONING RPD-2 Residential Planned Development-Two

LRMP	Current Land Use	Single Family Residential
	Future Land Use	Rural Residential (0.65 DU/Acre Max)
	Roads	Lees Court, Roberts Drive, and Fitkins Drive are Local Roads Maintained by Na-Au-Say Township
	Trails	None
	Floodplain/Wetlands	None



REQUESTED ACTION Variance to allow installation of a fence at five feet ten inches (5'10") in height instead of the maximum four feet (4') in the front yard.

APPLICABLE REGULATIONS § 4.14.A.2 – Fences  
§13.04 – Variation Procedures and Requirements

#### SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within ½ Mile
North	Single Family Residential	RPD-2	Rural Residential (0.65 DU/Acre Max)	RPD-2
South	Single Family	RPD-2	Rural Residential	A-1 and RPD-2
East	Single Family Residential	RPD-2	Rural Residential	A-1 and RPD-2
West	Single Family Residential	RPD-2	Rural Residential	A-1 and RPD-2

#### GENERAL INFORMATION

The County previously granted similar fence height variances at 7109 Roberts Court (Lot 23 of Grove Estates) and 7126 Roberts Court (Lot 25 of Grove Estates).

As noted in Attachment 2, the proposed fence would be placed inside an easement. While this is lawful, the Petitioner has been advised that the fence could be removed or damaged as part of work inside the easement.

Also as noted in the Attachment 2, the Petitioner would like to install one (1) twenty foot (20') wide gate at the driveway of their property.

As can be viewed on the aerial (See Attachment 4), many of the nearby lots are vacant. Similar variances could be submitted for these properties at some point in the future.

#### NA-AU-SAY TOWNSHIP

Na-Au-Say Township was emailed this proposal on August 3, 2020.

#### OSWEGO FIRE PROTECTION DISTRICT

The Oswego Fire Protection District was emailed this proposal on August 3, 2020.

#### FINDINGS OF FACT

§ 13.04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.* **Other properties have fenced in their whole lot and, as long as the Homeowners' Association is fine with the fence height, there should not be an issue.**

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.* **This is a variation that has been requested and could be requested in the future for other properties inside Grove Estates.**

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.* **The owners do not have a hardship, but would like to install the fence as requested.**

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.***

*That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. **Adding the proposed fence will not impair any of the above items and will not impact the roadway.***

#### **RECOMMENDATION**

Staff recommends approval of the requested variance subject to the following conditions:

1. The maximum height of the fence shall be five feet ten inches (5' 10").
2. The fence shall be installed at substantially the locations shown in Attachment 2.
3. The fence shall be of the similar style as shown in the fence diagram provided in Attachment 3.
4. The Petitioner and future owners of the subject property acknowledge that the subject fence will be constructed inside an easement and that work inside the easement could cause damage or removal of the fence.
5. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

#### **ATTACHMENTS**

1. Application (Including Petitioner's Findings of Fact)
2. Plat of Survey
3. Fence Diagram
4. Aerial



## DEPARTMENT OF PLANNING, BUILDING &amp; ZONING

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

## APPLICATION

PROJECT NAME \_\_\_\_\_ FILE #: \_\_\_\_\_

NAME OF APPLICANT <i>Mike Candamone</i>		
CURRENT LANDOWNER/NAME(s) <i>Mike Candamone</i>		
SITE INFORMATION ACRES <i>3/4</i>	SITE ADDRESS OR LOCATION <i>4779 Lees Ct</i>	ASSESSOR'S ID NUMBER (PIN) <i>0608151006</i>
EXISTING LAND USE <i>Home</i>	CURRENT ZONING <i>Single Home Resi</i>	LAND CLASSIFICATION ON LRMP <i>Rural Resi</i>
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input checked="" type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<sup>1</sup> PRIMARY CONTACT <i>Mike Candamone</i>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) [REDACTED]
<sup>2</sup> ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]		DATE <i>July 22, 2020</i>

FEE PAID: \$ ~~425~~ *425*  
 CHECK #: ~~1070~~ *1070*

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants



**DEPARTMENT OF PLANNING, BUILDING & ZONING**111 West Fox Street • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179**APPLICATION**

PROJECT NAME \_\_\_\_\_ FILE #: \_\_\_\_\_

NAME OF APPLICANT		
The LTV Group declaration of trust - Dated June 01, 2020		
CURRENT LANDOWNER/NAME(s)		
Same as above		
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
314	7387 Roberts Dr. 60543	06-03-151-007
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Land	Rural Res	Rural Res
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to _____) <input checked="" type="checkbox"/> VARIANCE		
<input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input type="checkbox"/> SITE PLAN REVIEW		
<input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> ADMINISTRATIVE APPEAL		
<input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)		
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Michael Cordamone	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER # (Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT	[REDACTED]	DATE

FEE PAID: \$ 50  
CHECK #: 1071<sup>1</sup>Primary Contact will receive all correspondence from County<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants



## DEPARTMENT OF PLANNING, BUILDING &amp; ZONING

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

## APPLICATION

PROJECT NAME \_\_\_\_\_ FILE #: \_\_\_\_\_

NAME OF APPLICANT <i>The Ulls Group declaration of trust - dated 6/01/2020</i>		
CURRENT LANDOWNER/NAME(s) <i>Same as Above</i>		
SITE INFORMATION ACRES <i>3/4</i>	SITE ADDRESS OR LOCATION <i>7252 Atkins Dr, 60543</i>	ASSESSOR'S ID NUMBER (PIN) <i>06-08-151-011</i>
EXISTING LAND USE <i>Land</i>	CURRENT ZONING <i>Residential</i>	LAND CLASSIFICATION ON LRMP <i>Residential</i>
REQUESTED ACTION (Check All That Apply): <input type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to _____) <input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final ) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) <input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor )		
<sup>1</sup> PRIMARY CONTACT <i>Mike Cordamun</i>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER #(Cell, etc.) [REDACTED]
<sup>2</sup> ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL <i>am</i>
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]	DATE	

FEE PAID: \$ *50*  
CHECK #: *1070*

<sup>1</sup>Primary Contact will receive all correspondence from County<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants



## Legal Description

### Lot 5

Lot 5 in Grove Estates, according to the Plat thereof recorded October 12, 2006 as Document No. 200600032893, in Kendall County, Illinois.

### Lot 10

LOT 10 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

### Lot 6

LOT 6 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

**Chicago Title and Trust Company**

2000 West Galena, Suite 105, Aurora, IL 60506

Phone: (630)892-3775 | Fax: (630)892-9241

**MASTER STATEMENT**

**Settlement Date:** March 8, 2019

**Disbursement Date:** March 8, 2019

**Escrow Number:** [REDACTED]

**Escrow Officer:** Kimberly Behrens

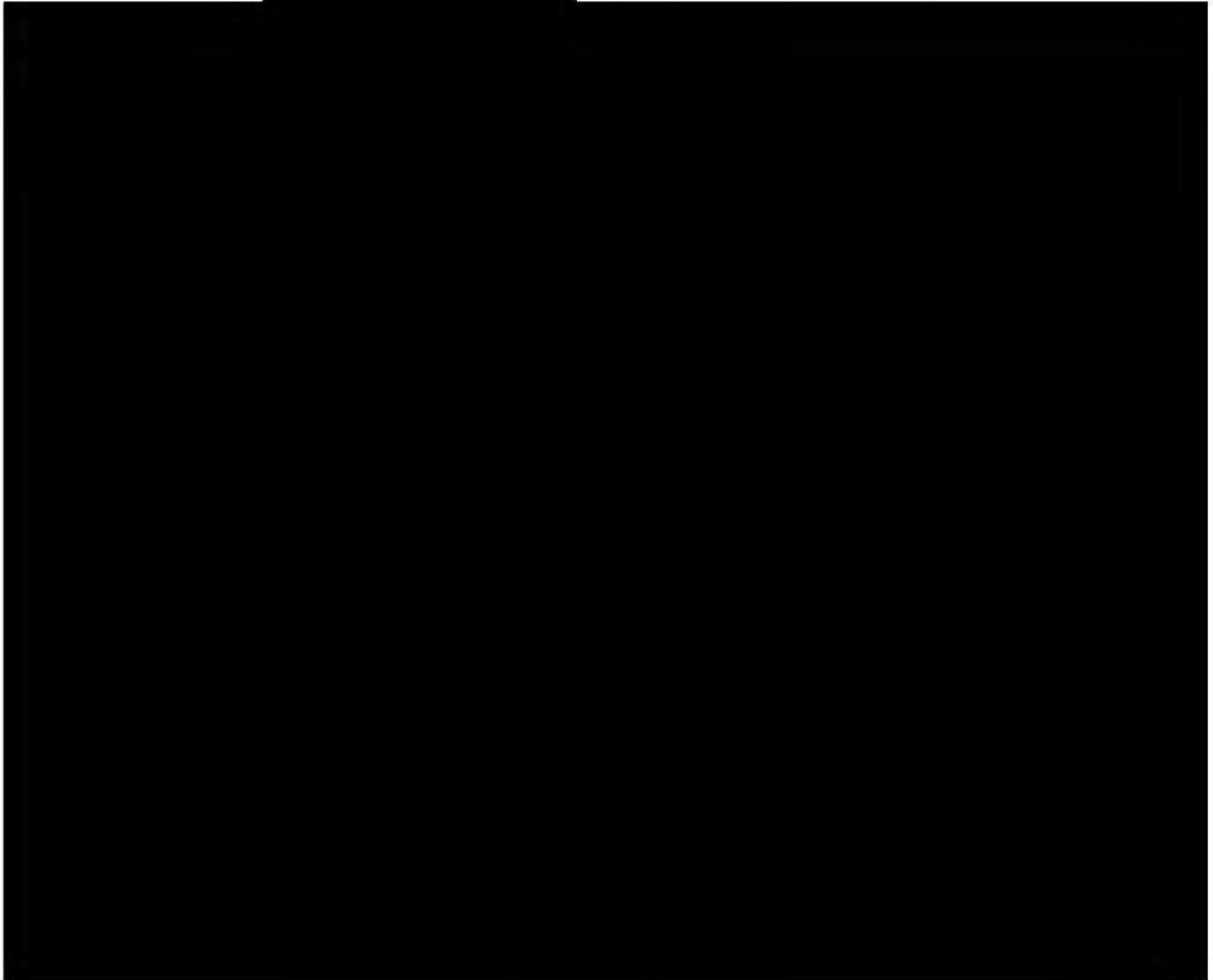
**Email:** Kim.Behrens@CTT.com

**Borrower:** Michael Cardamone

**Seller:** Michael A. Romano and Robin L. Arnfelt

**Property:** 4779 Lees Ct.  
Oswego, IL 60543  
Parcel ID(s): 06-08-151-006-0000

**Lender:** [REDACTED]



I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:



Michael A. Romano



Robin L. Arnfelt

BORROWER:



Michael Cardamone

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



Chicago Title and Trust Company  
Settlement Agent



**WARRANTY DEED**

**STATUTORY (ILLINOIS)  
CORPORATION TO INDIVIDUAL**

THE GRANTOR, **Grove Venture LLC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable Considerations in hand paid, and pursuant To authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to **THE LTW GROUP DECLARATION OF TRUST, dated June 1, 2020**, Illinois, to wit:


**Lots 6 and 10 in Grove Estates**, being a subdivision in part of the west half of Section 8, Township 36 North, Range 8 East of the Third Principal Meridian according to the plat thereof recorded October 12, 2006 as document no. 2006-32893, in Kendall County, Illinois

SUBJECT TO: General real estate taxes for 2020 and subsequent years: to zoning ordinances, building lines, easements, covenants, conditions and restrictions of record, feeders, laterals and drainage tiles.

Permanent Index No.: **Lot 6 06-08-151-007**  
**Lot 10 06-08-151-011**

Commonly Known as: **Lot 6 7387 Roberts Drive, Oswego, IL**  
**Lot 10 7292 Fitkins Drive, Oswego, IL**

**Grove Venture, LLC.**

By   
Michael J. Steck, Managing Member

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF WILL )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Steck, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of June 2020

Commission Expires: 4-1-21

[REDACTED]  
Notary Public

(seal)



This instrument prepared by: Win Wehrli

[REDACTED]

Send Subsequent Tax bills to: The LTW Group Declaration of Trust

[REDACTED]

Record and Mail to :

David W. Rosenberg

[REDACTED]

**WARRANTY DEED**

**STATUTORY (ILLINOIS)  
CORPORATION TO INDIVIDUAL**

THE GRANTOR, **Grove Venture LLC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable Considerations in hand paid, and pursuant To authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to **THE LTW GROUP DECLARATION OF TRUST, dated June 1, 2020**, Illinois, to wit:


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SUBJECT TO: General real estate taxes for 2020 and subsequent years: to zoning ordinances, building lines, easements, covenants, conditions and restrictions of record, feeders, laterals and drainage tiles.

**Permanent Index No.:** Lot 6 06-08-151-007  
Lot 10 06-08-151-011

**Commonly Known as:** Lot 6 7387 Roberts Drive, Oswego, IL  
Lot 10 7292 Fitkins Drive, Oswego, IL

**Grove Venture, LLC.**

By   
Michael J. Steck, Managing Member

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF WILL )

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Given under my hand and official seal, this 26th day of June 2020

Commission Expires: 4-1-21

[REDACTED]  
Notary Public

(seal)



This instrument prepared by: Win Wehrli

[REDACTED]

Send Subsequent Tax bills to: The LTW Group Declaration of Trust

[REDACTED]

Record and Mail to :

David W. Rosenberg

[REDACTED]

# KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant The LTW Group Declaration of Trust dated June 1st 2020  
 Address [REDACTED]  
 City [REDACTED] State [REDACTED] Zip [REDACTED]

2. Nature of Benefit Sought Fence Variance

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:

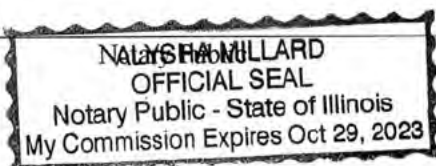
NAME	ADDRESS	INTEREST
Michael Cardamone	[REDACTED]	

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

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

Subscribed and sworn to before me this 29 day of July, A.D. 2020

(seal)





# KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

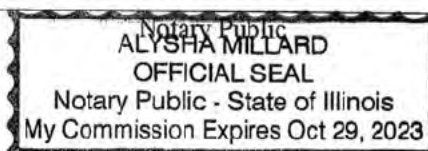
1. Applicant The LTW Group Declaration of Trust dated June 1st 2020  
 Address [REDACTED]  
 City [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought Fence Variance
3. Nature of Applicant: (Please check one)
  - ☐ Natural Person (a)
  - ☐ Corporation (b)
  - ☐ Land Trust/Trustee (c)
  - ☒ Trust/Trustee (d)
  - ☐ Partnership (e)
  - ☐ Joint Venture (f)
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:
 

NAME	ADDRESS	INTEREST
<u>Michael Cardamone</u>	<span style="background-color: black; color: black;">[REDACTED]</span>	
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

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

Subscribed and sworn to before me this 29 day of July, A.D. 2020

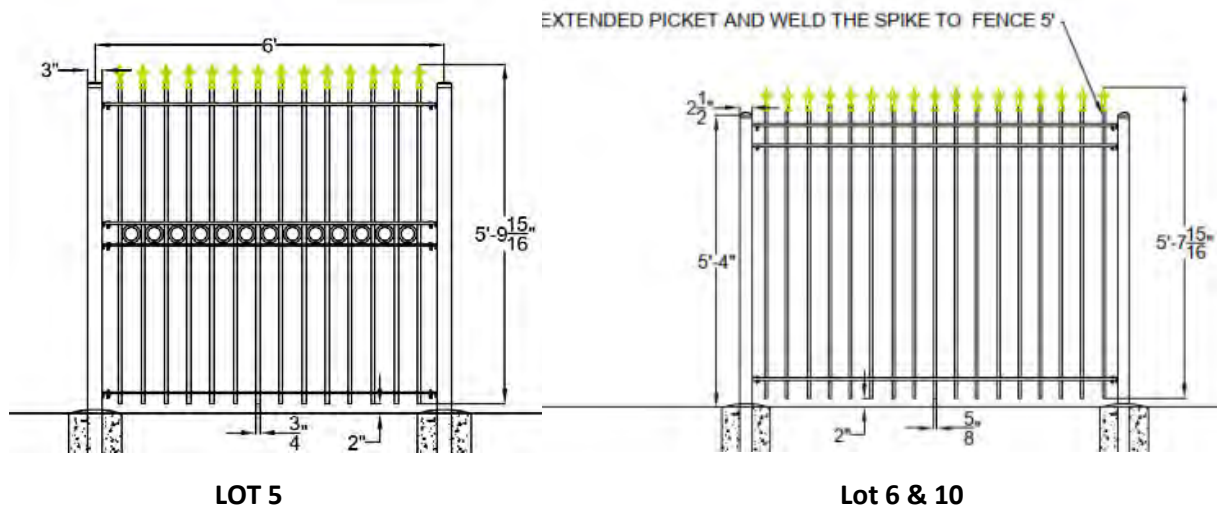
(seal)



Please fill out the following findings of fact to the best of your capabilities. § 13.04 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.*

**The proposed front yard fence has a total height of 5'-10" and is an open iron fence arrangement (see below).**



The purpose for the taller fence is for security. The subdivision is an all wooded area and out of the 49 lots, only four lots have a constructed residence. The subdivision has experienced various vandalism events (see below) over the past few years and protection of personal property has become a significant concern, especially in light of the current nationwide civil unrest.

**Vandalism Events:**

1. Gang tagging at front entrance subdivision sign
2. Multiple streetlights were shot out via a gun
3. Subdivision construction site theft has been reported
4. Loitering of nonresident people in subdivision that consume alcohol, drugs, use illegal fireworks in addition to racing thru the subdivision

In addition to Vandalism occurrences, there are the following conditions that exist which lead to additional safety concerns:

5. Armed Hunters cross into property during hunting seasons
6. Coyotes are frequently observed and pose a danger to pets and possible small children.
7. 5-year daughter plays outside in the yard – thus a safety concern

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.*

**Other residences in the subdivision experience the same safety concerns and hence have installed security fences in the front yard that are above the 4'-0" height requirement (5' to 6' tall) via the County variation process (7109 and 7126 Roberts Drive).**

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.*

**The security concerns are all created by outside non-residents of the subdivision**

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.*

**The variance has already been provided for two residence of the subdivision (7109 and 7126 Roberts Drive), thus a precedence has been created by the County, indicating the front yard taller fencing is acceptable and does not pose any negative detrimental effects “to the public welfare or substantially injurious to other property or improvements in the neighborhood”**

*That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.*

***The proposed fencing is an open iron security fencing product and poses no negative effects to subdivision or residents. The security fencing actually increases the property values in the subdivision due to its inherent nature of increasing security for the homes and surrounding properties.***

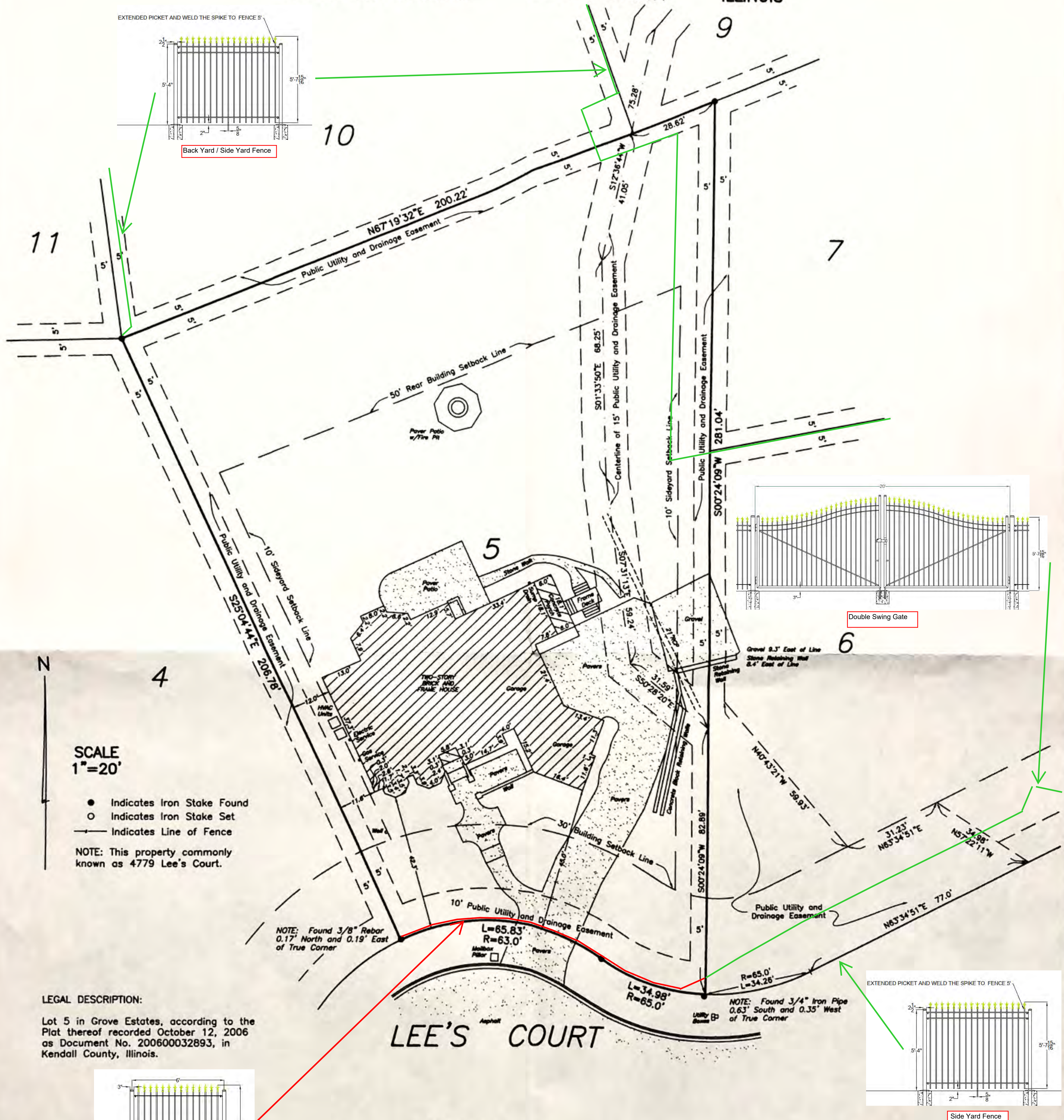
***Below is a rendering of the residence in question with taller front fencing as proposed (fence style may vary slightly along with gate placement)***





LOT 6 AND 10 ARE ADDITIONAL  
LOTS OWNED BY LOT 5 OWNER

# PLAT OF SURVEY OF LOT 5 NA-AU-SAY TOWNSHIP GROVE ESTATES KENDALL COUNTY ILLINOIS



JOB NO. 19034  
JOB NAME ATTY. HELLAND  
DWG FILE 19034

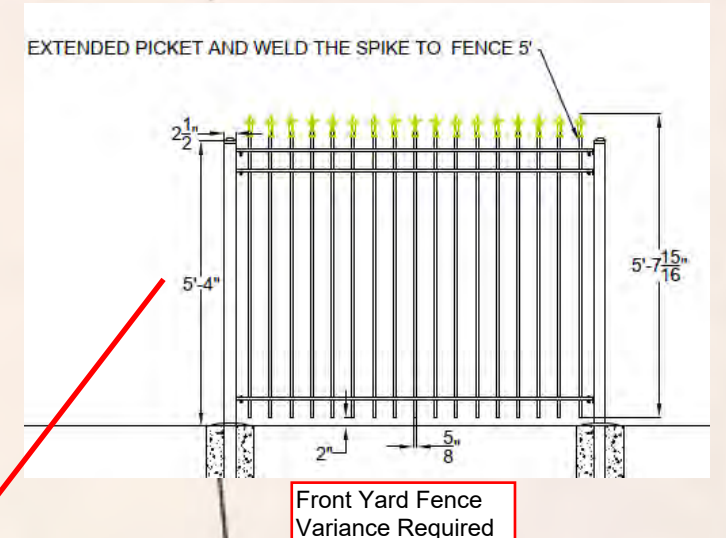
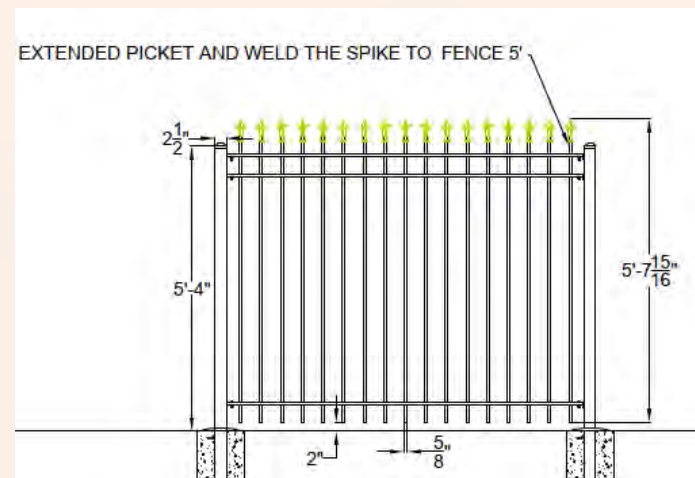
**Phillip D. Young and Associates, Inc.**  
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street  
Yorkville, Illinois 60560  
Telephone (630)553-1580

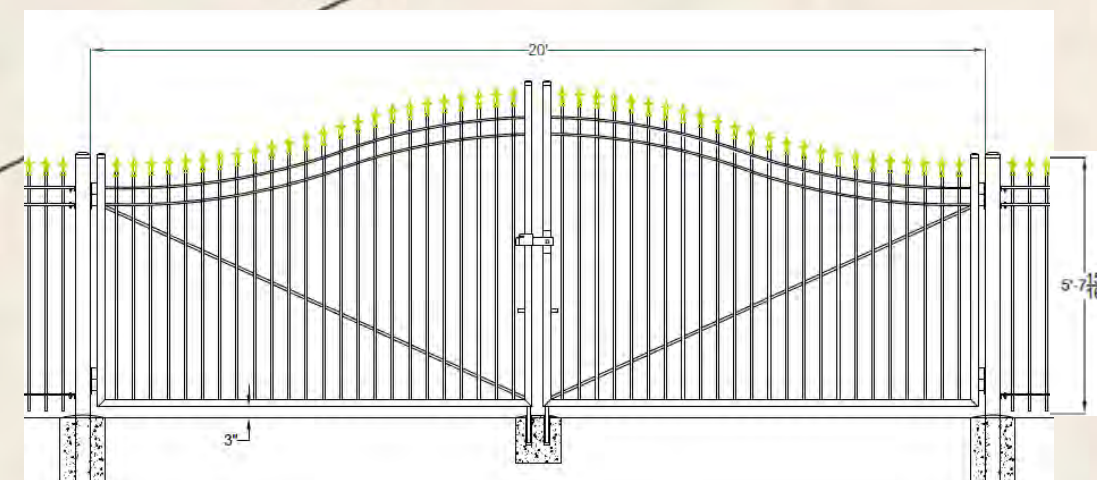


# PLAT OF SURVEY

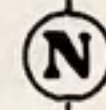
LOT 6 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.



Front Yard Fence  
Variance Required



Double Swing Gate



SCALE: 1" = 20'



STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE

WE, INTECH CONSULTANTS, INC.  
HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE  
DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A  
CORRECT REPRESENTATION OF THE SAME

DOWNERS GROVE, JANUARY 17, 2008  
BY Thomas E. Fahrenbach

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 35-2128

my LICENSE EXPIRES/RENEWED 11-30-2008  
FILE 2004.035-6

**INTECH CONSULTANTS, INC.**  
CONSULTING ENGINEERS/SURVEYORS

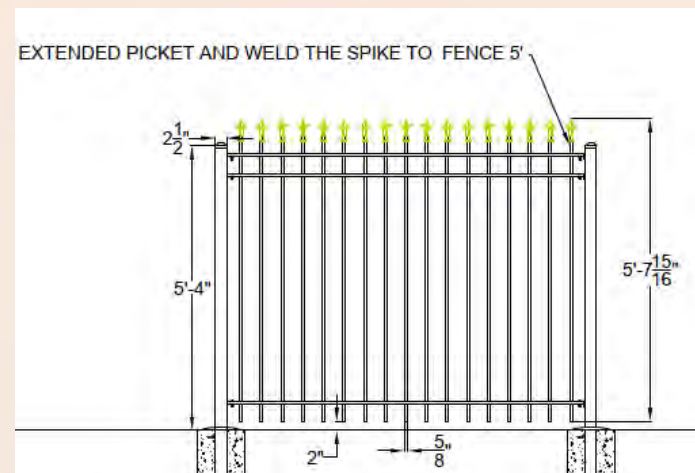
5413 WALNUT AVENUE DOWNERS GROVE, ILLINOIS 60515 (630) 964-5056

NOTE: COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. EASEMENTS AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT. FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED UPON RECORDED SUBDIVISION PLAT, REFER TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.

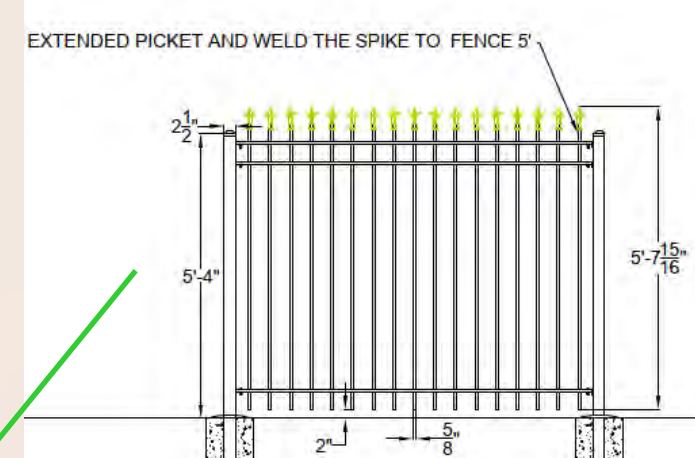
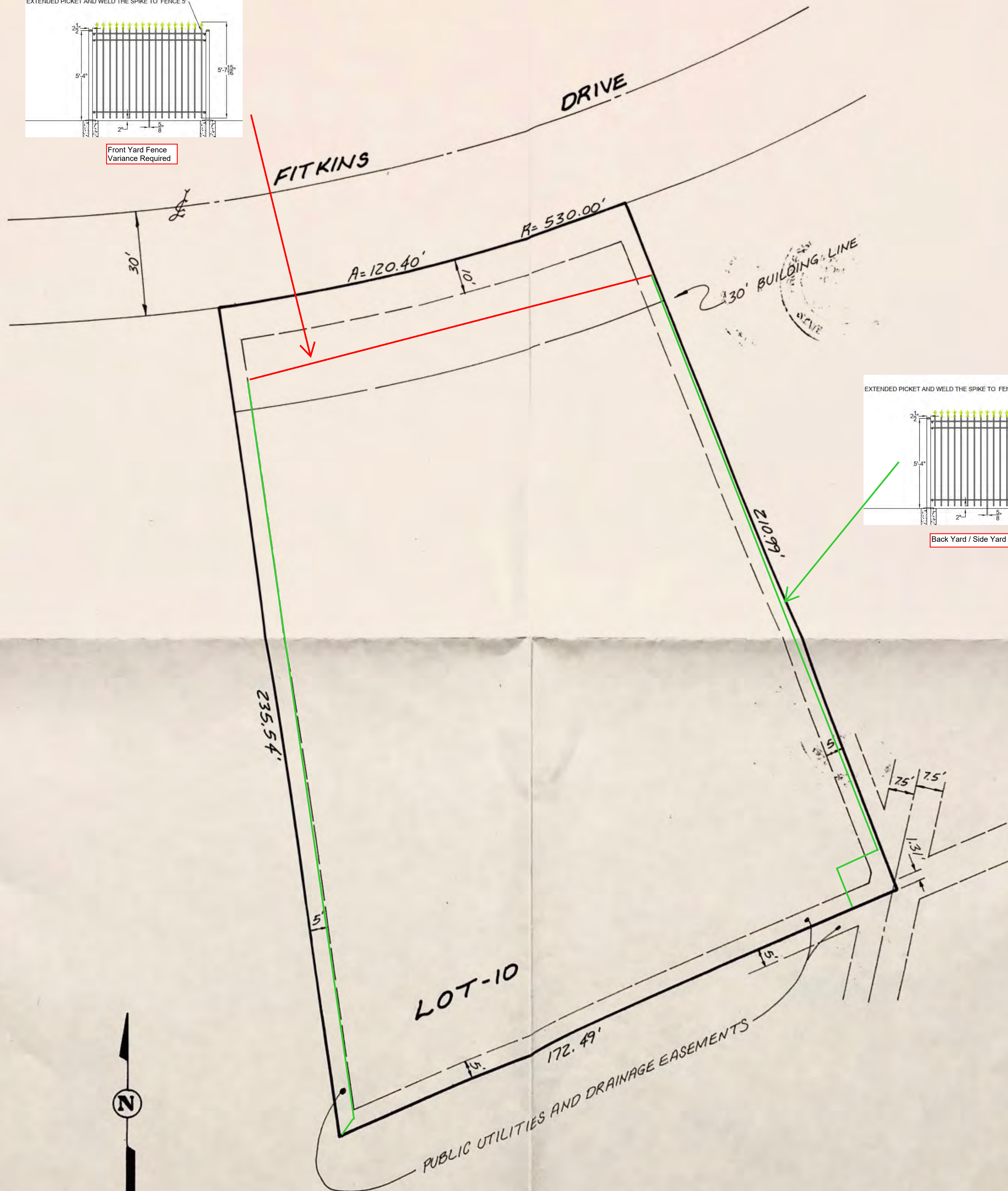


# PLAT OF SURVEY

LOT 10 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.



Front Yard Fence  
Variance Required



Back Yard / Side Yard Fence



SCALE: 1"=20'



**INTECH CONSULTANTS, INC.**

CONSULTING ENGINEERS/SURVEYORS

5453 WILSON AVENUE DOWNERS GROVE, ILLINOIS 60515 (630) 964-5656

NOTE:

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. EASEMENTS AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT. FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED UPON RECORDED SUBDIVISION PLAT, REFER TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.



STATE OF ILLINOIS } ss  
COUNTY OF DUPAGE }

WE, INTECH CONSULTANTS, INC. HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME.

DOWNERS GROVE, MARCH 1, AD 2007

BY *William C. Carole*

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 35-3459

EXPIRE/RENEW 11-30-08

FILE 2004.035-10



RIP-RAP. SEE  
DETAIL ON  
SHEET 15.

Front and Side Yard Fence

Back Yard / Side Yard Fence

Back Yard / Side Yard Fence

Double Swing Gate

40'x40' Sight Distance Triangle

TOPSOIL  
STOCKPILE

3-RAIL, RED CEDAR  
SPLIT RAIL FENCE.  
SEE LANDSCAPE  
PLANS FOR DETAIL.

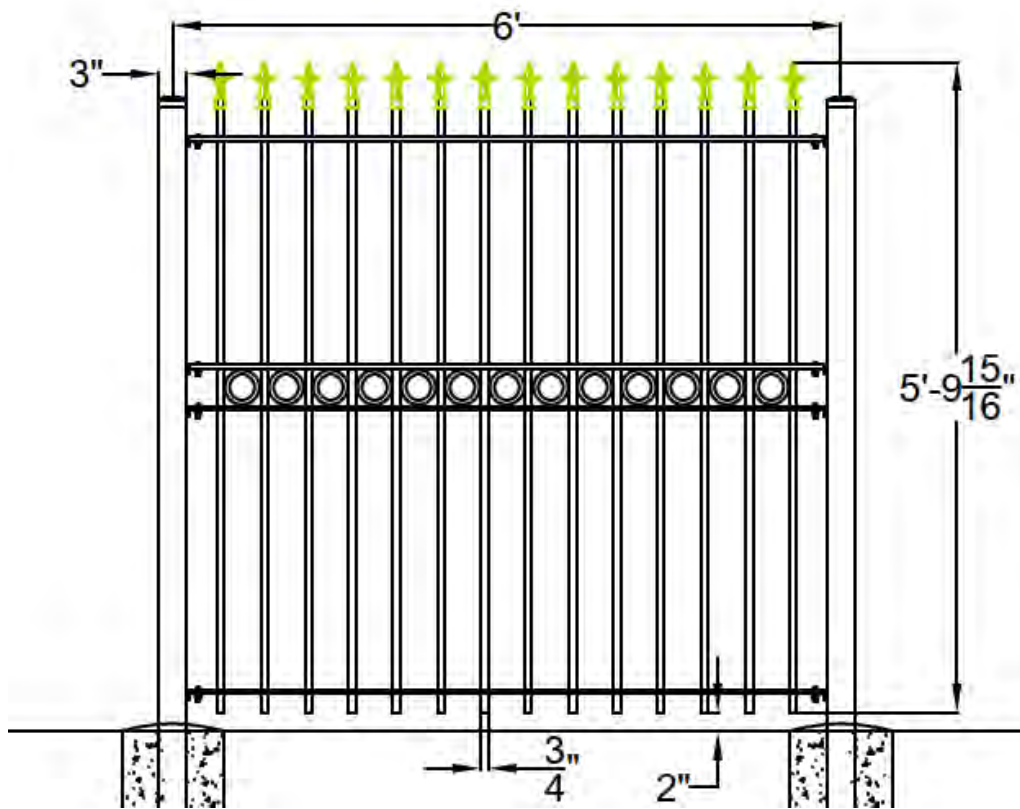
TENSILE WIRE FENCE.  
SEE LANDSCAPE  
PLANS FOR DETAIL.

LOT 5, 6 and 10 Contour Map



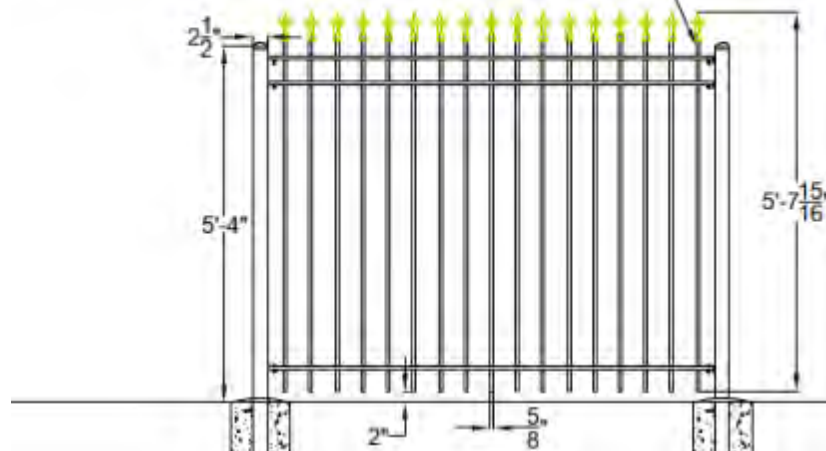
# Attachment 3

Lot 5 (06-08-151-006)



Lot 6 (06-08-151-007) and Lot 10 (06-08-151-011)

EXTENDED PICKET AND WELD THE SPIKE TO FENCE 5'





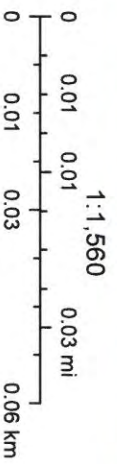
# Kendall County Web GIS



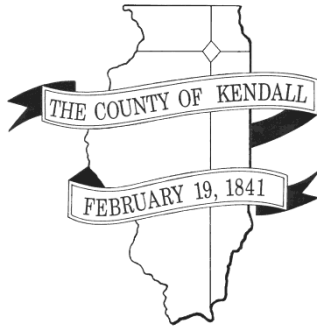
July 30, 2020

Current Ownership Parcels

Kendall County Addresses







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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 20-18****Mike Kelty on Behalf of the Michael J. Kelty  
and Candace E. Kelty Declaration of Living Trust  
Fence Building Height Variance****INTRODUCTION**

Mike Kelty, on behalf of the Michael J. Kelty and Candace E. Kelty Declaration of Living Trust, owns 4843 Lees Court (Lot 4 of Grove Estates). He wishes to construct an open air iron fence in the front yards of these properties at a maximum height of five feet ten inches (5'10").

The Petitioner's neighbor at 4779 Lees Court has the same request (see Petition 20-17).

The application materials are included as Attachment 1. The plat of survey showing the proposed locations of the fence is included as Attachment 2. The diagram of the fence is included as Attachment 3. The aerial of the property is included as Attachment 4.

**SITE INFORMATION**

PETITIONER Mike Kelty on Behalf of the Michael J. Kelty and Candace E. Kelty Declaration of Living Trust

ADDRESSES 4843 Lees Court, Oswego

LOCATION Lot 4 in Grove Estates

TOWNSHIP Na-Au-Say

PARCEL #S 06-08-151-005

LOT SIZE 1.00 +/- Acres

EXITING LAND USE Single Family Residential (Grove Estates Subdivision)

ZONING RPD-2 Residential Planned Development-Two

LRMP	Current Land Use	Single Family Residential
	Future Land Use	Rural Residential (0.65 DU/Acre Max)
	Roads	Lees Court, is a Local Road Maintained by Na-Au-Say Township
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED ACTION Variance to allow installation of a fence at five feet ten inches (5'10") in height instead of the maximum four feet (4') in the front yard.

APPLICABLE § 4.14.A.2 – Fences  
REGULATIONS

§13.04 – Variation Procedures and Requirements

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within ½ Mile
North	Single Family Residential	RPD-2	Rural Residential (0.65 DU/Acre Max)	RPD-2
South	Single Family	RPD-2	Rural Residential	A-1 and RPD-2
East	Single Family Residential	RPD-2	Rural Residential	A-1 and RPD-2
West	Single Family Residential	RPD-2	Rural Residential	A-1 and RPD-2

**GENERAL INFORMATION**

The County previously granted similar fence height variances at 7109 Roberts Court (Lot 23 of Grove Estates) and 7126 Roberts Court (Lot 25 of Grove Estates).

As noted in Attachment 2, the proposed fence would be placed inside an easement. While this is lawful, the Petitioner has been advised that the fence could be removed or damaged as part of work inside the easement.

Also as noted in the Attachment 2, the Petitioner would like to install one (1) twenty foot (20') wide gate at the driveway of their property.

As can be viewed on the aerial (See Attachment 4), many of the nearby lots are vacant. Similar variances could be submitted for these properties at some point in the future.

**NA-AU-SAY TOWNSHIP**

Na-Au-Say Township was emailed this proposal on August 3, 2020.

**OSWEGO FIRE PROTECTION DISTRICT**

The Oswego Fire Protection District was emailed this proposal on August 3, 2020.

**FINDINGS OF FACT**

§ 13.04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. Other properties have fenced in their whole lot and, as long as the Homeowners' Association is fine with the fence height, there should not be an issue.*

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. This is a variation that has been requested and could be requested in the future for other properties inside Grove Estates.*

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The owners do not have a hardship, but would like to install the fence as requested.*

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. The*  
ZBA Memo – Prepared by Matt Asselmeier – August 3, 2020



**requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.**

*That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. Adding the proposed fence will not impair any of the above items and will not impact the roadway.*

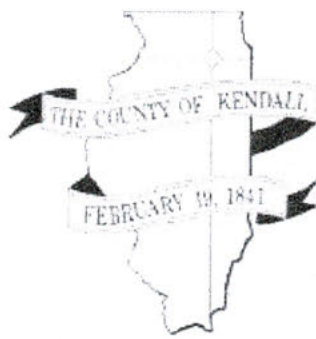
#### **RECOMMENDATION**

Staff recommends approval of the requested variance subject to the following conditions:

1. The maximum height of the fence shall be five feet ten inches (5' 10").
2. The fence shall be installed at substantially the locations shown in Attachment 2.
3. The fence shall be of the similar style as shown in the fence diagram provided in Attachment 3.
4. The Petitioner and future owners of the subject property acknowledge that the subject fence will be constructed inside an easement and that work inside the easement could cause damage or removal of the fence.
5. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

#### **ATTACHMENTS**

1. Application (Including Petitioner's Findings of Fact)
2. Plat of Survey
3. Fence Diagram
4. Aerial

**DEPARTMENT OF PLANNING, BUILDING & ZONING**111 West Fox Street • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179**APPLICATION**PROJECT NAME 4843 LEES CT FENCE FILE #: \_\_\_\_\_

NAME OF APPLICANT <u>MIKE KELTY</u>		
CURRENT LANDOWNER/NAME(s) <u>MIKE KELTY / CANDACE KELTY</u>		
SITE INFORMATION ACRES <u>1 ACRE</u>	SITE ADDRESS OR LOCATION <u>4843 LEES CT</u>	ASSESSOR'S ID NUMBER (PIN) <u>06-08-151-005</u>
EXISTING LAND USE <u>HOME/RESIDENTIAL</u>	CURRENT ZONING <u>RURAL RESIDENTIAL</u>	LAND CLASSIFICATION ON LRMP <u>RURAL RESIDENTIAL (0.65 DU/ACRE)</u>
REQUESTED ACTION (Check All That Apply):  <input type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezoned to _____) <input checked="" type="checkbox"/> VARIANCE  <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input type="checkbox"/> SITE PLAN REVIEW  <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final ) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) <input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor )		
PRIMARY CONTACT <u>MIKE KELTY</u>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) [REDACTED]
ENGINEER CONTACT <u>N/A</u>	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]		DATE <u>7/28/20</u>

FEE PAID: \$ \_\_\_\_\_  
CHECK #: \_\_\_\_\_<sup>1</sup>Primary Contact will receive all correspondence from County<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants



201500002896

DEBBIE  
GILLETTE  
KENDALL COUNTY, IL

RECORDED: 2/26/2015 3:16 PM  
GCD: 49.00 RHSPS FEE: 10.00  
PAGES: 4

Commitment Number [REDACTED]

This instrument prepared by Ross M Rosenberg, Esq , Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605

After Recording, Send To

NATIONAL FIDELITY AND GUARANTEE TITLE LLC  
300 N. LAKE STREET, SUITE 300  
CHICAGO, IL 60607

Mail Tax Statements To Michael J. Kelty and Candace E. Kelty, [REDACTED]

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**06-08-151-005**

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**QUITCLAIM DEED**

**Michael J. Kelty and Candace E. Kelty, husband and wife**, as joint tenants hereinafter grantors, of **Kendall County, Illinois**, for \$1 00 in consideration paid, grant and quitclaim to **Michael J. Kelty and Candace E. Kelty, husband and wife**, in a tenancy by the entirety hereinafter grantees, whose tax mailing address is **4843 Lees Court, Oswego, IL 60543**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property

**LOT 4 IN GROVE ESTATES BEING A SUBDIVISION IN PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT 2006-32893, IN KENDALL COUNTY, ILLINOIS**

**06-08-151-005**

**CKA: 4843 Lees Court , Oswego, IL, 60543**

4



The real property described above is conveyed subject to and with the benefit of All easements, covenants, conditions and restrictions of record, in so far as in force applicable

The real property described above is conveyed subject to the following All easements, covenants, conditions and restrictions of record, All legal highways, Zoning, building and other laws, ordinances and regulations, Real estate taxes and assessments not yet due and payable, Rights of tenants in possession

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever

Prior instrument reference **Doc. No. R2013-07573**

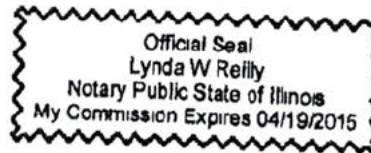
Executed by the undersigned on 1/5, 2015

  
Michael J. Kelty


  
Candace E. Kelty

STATE OF Illinois

COUNTY OF Will



The foregoing instrument was acknowledged before me on 1/2, 2015 by **Michael J. Kelty** and **Candace E. Kelty** who are personally known to me or have produced Illinois I.D. as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument


  
Notary Public

**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code

Date 1/3/15

  
Buyer, Seller or Representative

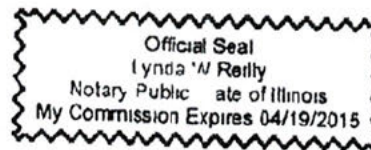
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

Dated 1/3/15, 2015

[Redacted Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said Michael Keltz  
this 3<sup>rd</sup> day of Jan,  
2015



NOTARY PUBLIC [Redacted Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois

Date 1/3/15, 2015

[Redacted Signature]  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said Michael Keltz  
This 3<sup>rd</sup> day of Jan,  
2015



NOTARY PUBLIC [Redacted Signature]

NOTE Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

## Legal Description

*LOT 4 IN GROVE ESTATES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT NUMBER 200600032893, IN KENDALL COUNTY, ILLINOIS.*

COMMON ADDRESS: 4843 LEE'S COURT

# KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant: Michael J. Kelty Declaration of Living Trust dated August 24, 2016, and Candace E. Kelty Declaration of Living Trust dated August 24, 2016

Address: [REDACTED]

City [REDACTED] State [REDACTED] Zip [REDACTED]

2. Nature of Benefit Sought : Fence variance.
3. Nature of Applicant: (Please check one)
- a. Natural Person
  - b. Corporation
  - c. Land Trust/Trustee
  - d. X-Trust/Trustee **XX**
  - e. Partnership
  - f. Joint Venture
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
Michael J. Kelty	[REDACTED]	50%
Candace E. Kelty	[REDACTED]	50%

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

## VERIFICATION

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

Subscribed and sworn to before me this 28th day of July, 2020, AD. (seal)

Mike Kelty / Candace Kelty

Notary Public

Applicant



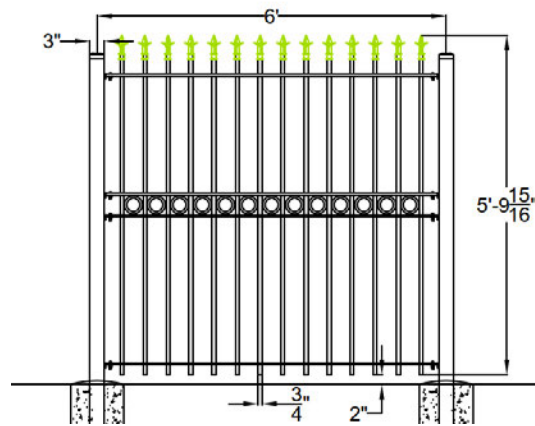


Please fill out the following findings of fact to the best of your capabilities. § 13.04 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.*

**Lot 4**

**The proposed front yard fence has a total height of 5'-10" and is an open iron fence arrangement (see below).**



**The purpose for the taller fence is for security. The subdivision is an all wooded area and out of the 49 lots, only four lots have a constructed residence. The subdivision has experienced various vandalism events (see below) over the past few years and protection of personal property has become a significant concern, especially in light of the current nationwide civil unrest.**

**Vandalism Events:**

- 1. Gang tagging at front entrance subdivision sign**
- 2. Multiple streetlights were shot out via a gun**
- 3. Personal mailbox was vandalized (required replacement)**
- 4. Subdivision construction site theft has been reported**
- 5. Loitering of nonresident people in subdivision that consume alcohol, drugs, use illegal fireworks in addition to racing thru the subdivision**

**In addition to Vandalism occurrences, there are the following conditions that exist which lead to additional safety concerns:**

- 6. Armed Hunters cross into property during hunting seasons**
- 7. Coyotes are frequently observed and pose a danger to pets and possible small children.**

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.*

**Other residences in the subdivision experience the same safety concerns and hence have installed security fences in the front yard that are above the 4'-0" height requirement (5' to 6' tall) via the County variation process (7109 and 7126 Roberts Drive).**

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.*

**The security concerns are all created by outside non-residents of the subdivision**

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.*

**The variance has already been provided for two residence of the subdivision (7109 and 7126 Roberts Drive), thus a precedence has been created by the County, indicating the front yard taller fencing is acceptable and does not pose any negative detrimental effects “to the public welfare or substantially injurious to other property or improvements in the neighborhood”**

*That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.*

***The proposed fencing is an open iron security fencing product and poses no negative effects to subdivision or residents. The security fencing actually increases the property values in the subdivision due to its inherent nature of increasing security for the homes and surrounding properties.***

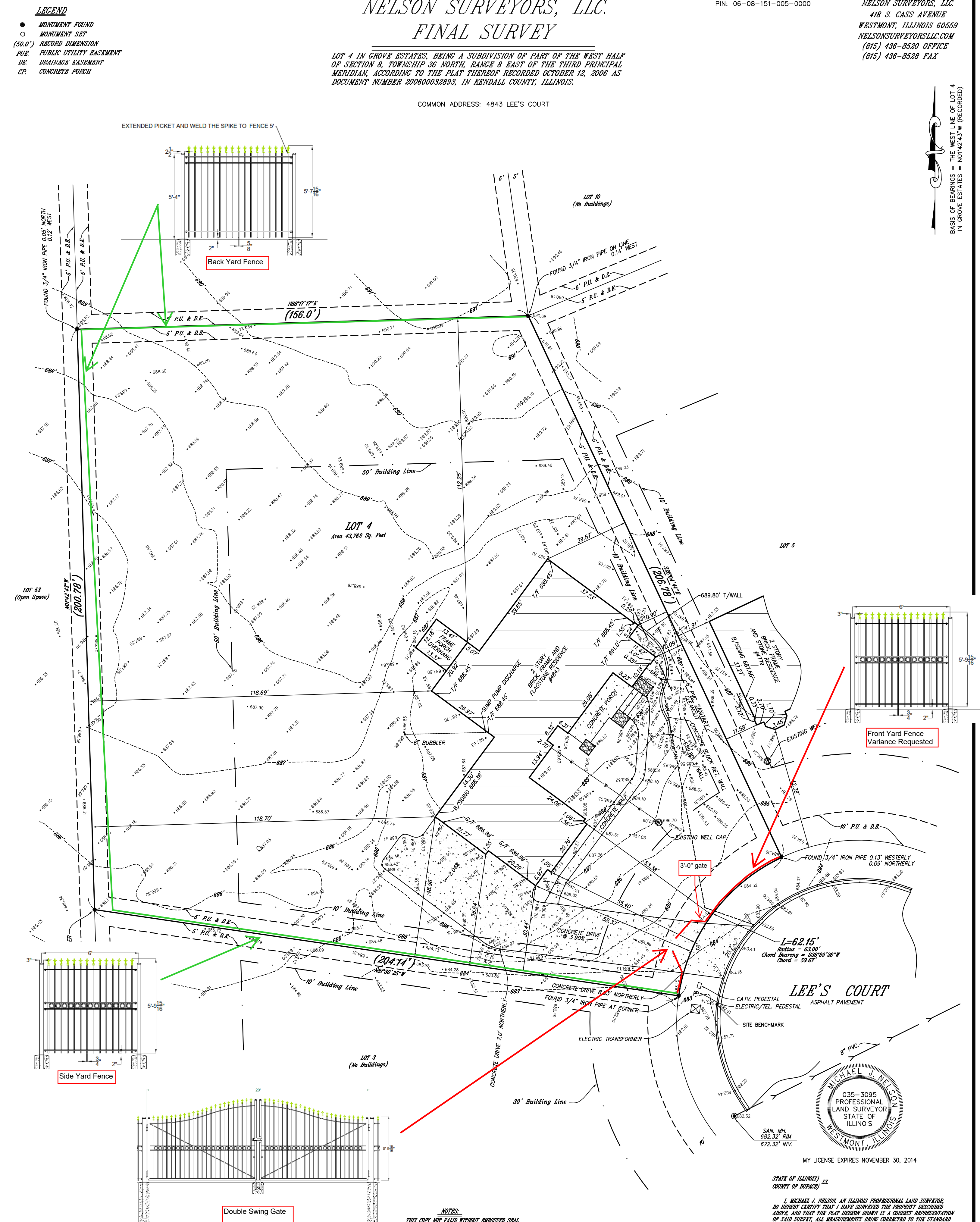
***Below is a rendering of the residence in question with taller front fencing as proposed (fence style may vary slightly)***





COMMON ADDRESS: 4843 LEE'S COURT

LOT 4 IN GROVE ESTATES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2006 AS DOCUMENT NUMBER 200600032893, IN KENDALL COUNTY, ILLINOIS.



NOVEMBER 27, 2013 FINAL GRADING SURVEY  
JANUARY 15, 2013 BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR: DJK CUSTOM HOMES

DATE: NOVEMBER 27, 2013

SCALE: 1"=20'	DRAWN BY: MIN
---------------	---------------

JOB#	13-05	FLD. BK/PG:	80-17
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**BENCHMARK:**

CROSS CUT IN TOP OF CURB BETWEEN LOTS 3 AND 4 AS SHOWN HEREON.

ELEVATION = 683.12'

**NOTES:**

**NOTES:**  
**THIS COPY NOT VALID WITHOUT EMBOSSED SEAL.**

ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.

*BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. COMPARE THE LEGAL DESCRIPTION, BUILDING LINES, AND EASEMENTS AS SHOWN HEREON WITH YOUR DEED OR TITLE POLICY.*

CONSULT THE LOCAL AUTHORITIES FOR ADDITIONAL SETBACK LINES AND  
RESTRICTIONS NOT SHOWN HEREON. COMPARE ALL POINTS PRIOR TO  
CONSTRUCTION AND REPORT ANY DISCREPANCIES AT ONCE.  
DO NOT ASSUME DISTANCES FROM SCALED MEASUREMENTS MADE HEREON.

STATE OF ILLINOIS) SS.  
COUNTY OF DUKE)

*I, MICHAEL J. NELSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR,  
DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED  
ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION  
OF SAID SURVEY, ALL MEASUREMENTS BEING CORRECTED TO THE STANDARD  
AT 68 DEGREES FAHRENHEIT.*

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS  
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

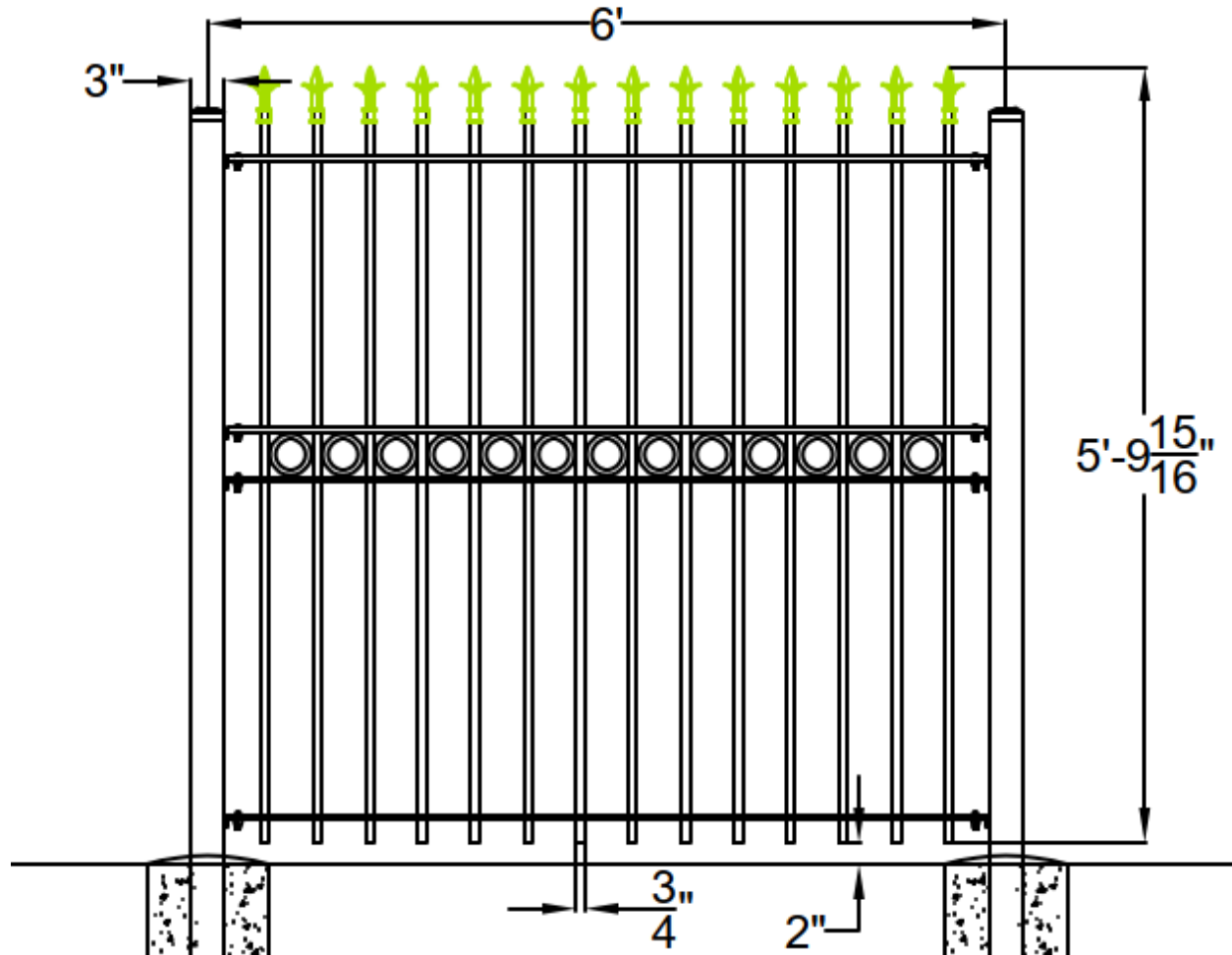
*THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS  
MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.*

WESTMONT, ILLINOIS. NOVEMBER 27, 2013

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3095  
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.004838 EXPIRES 04/30/2015  
FIELD WORK COMPLETED ON NOVEMBER 27, 2013

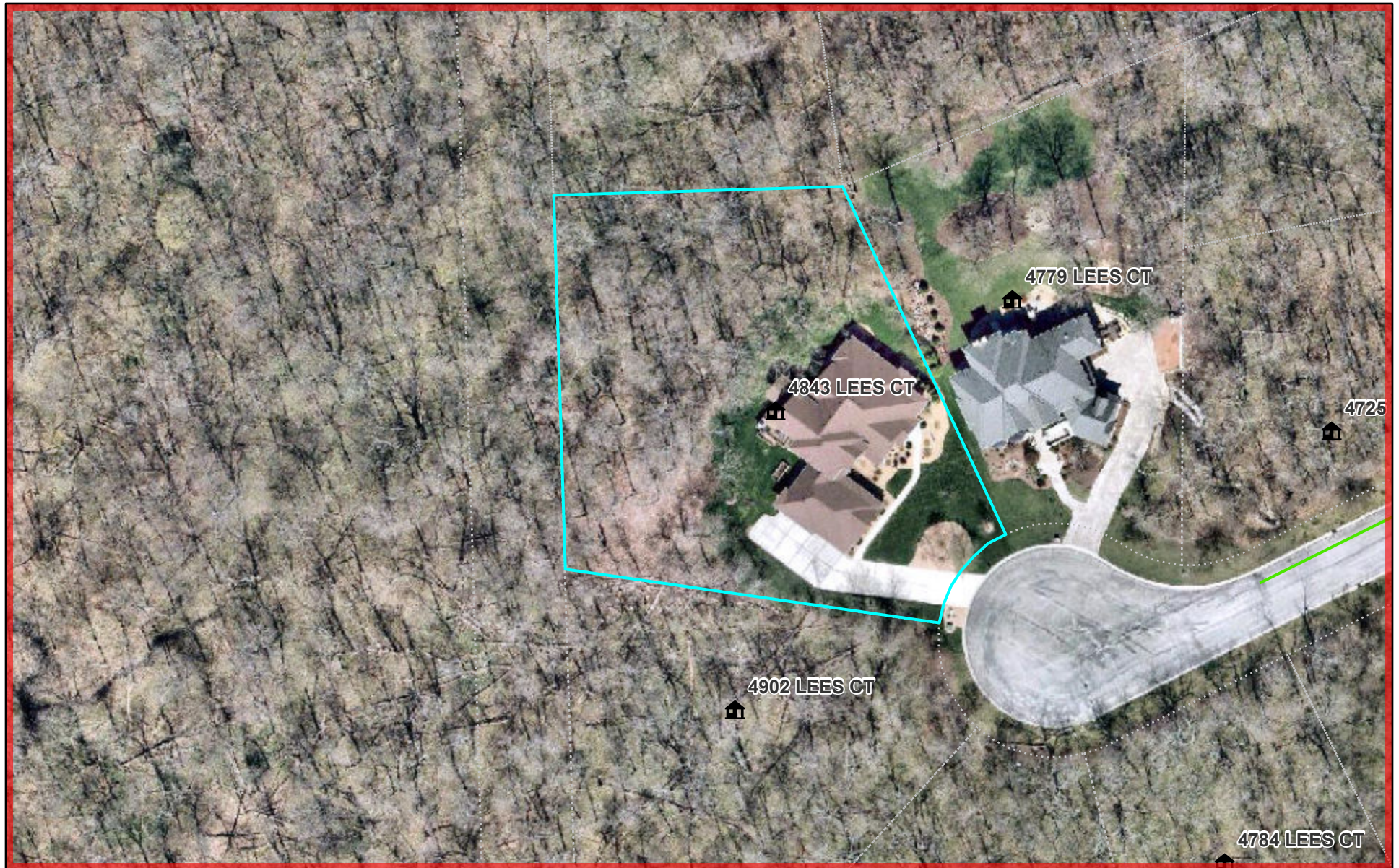
Attachment 3

Lot 4 (06-08-151-005)





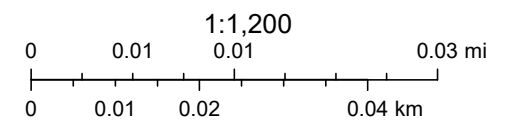
Attachment 4



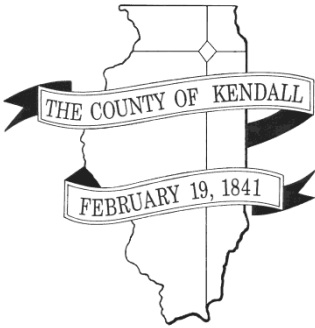
July 30, 2020

 Current Ownership Parcels

 Kendall County Addresses







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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 20-19****Jason Shelley on Behalf of Goprobball, LLC  
Height Variance for a Structure****BACKGROUND AND INTRODUCTION**

In March 2020, the Kendall County Board approved Ordinance 20-02, rezoning the northwestern nine plus (9+) acres of the northwest corner of Route 52 and County Line Road in Seward Township from A-1 Agricultural to B-4 Commercial Recreation District in order for the Petition to have proper zoning to construct an athletic facility.

According to the information provided to the County, the proposed athletic facility will be sixty-seven feet (67') tall at its maximum height. Section 9.05.I of the Kendall County Zoning Ordinance sets the maximum height in the B-4 Commercial Recreation District at fifty feet (50'). Accordingly, the Petitioner is requesting a variance to the height requirements.

The application materials are included as Attachment 1. The Petitioner's proposed Findings of Fact can be found on page 8 of Attachment 1. The renderings of the building can be found on Attachment 1, pages 12-18. The engineering plans are included as Attachment 2. The aerial of the property is included as Attachment 3.

At their meeting on August 4, 2020, the Kendall County Zoning and Platting Advisory Committee approved the site plan for the proposed athletic facility. The site plan is the same as found in Attachment 1.

**SITE INFORMATION**

PETITIONERS: Jason Shelley on Behalf of Goprobball, LLC

ADDRESS: Portion of the Northern 18.7 Acres of 195 Route 52 (Northwest 8.69 +/- Acres)

LOCATION: Northwest Corner of Route 52 and County Line Road







July 17, 2020

Current Ownership Parcels Zoning  
 Kendall County Addresses A1  
 B4

View GIS Disclaimer at <https://>

TOWNSHIP: Seward

PARCEL #: Northwestern Part of 09-13-200-002

LOT SIZE: 40 Acres (Total Existing Parcel) 8.69 +/- Acres (Proposed Site Plan Area)

EXISTING LAND USE: Agricultural

ZONING: B-4 Commercial Recreation

LRMP:	Future Land Use	Commercial
	Roads	County Line Road is a Township Maintained Arterial Road.
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED ACTION: Variance to Allow a Structure With a Maximum Height of Sixty-Seven Feet (67') Instead of the Required Fifty Feet (50') in the B-4 Commercial Recreation District

APPLICABLE REGULATIONS: § 9.05.I – Maximum Building Height in the B-4 Commercial Recreation District  
 §13.04 – Variation Procedures and Requirements

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Public/Institutional and Suburban Residential (1 DU/Acre)	A-1 and A-1 SU
South	Agricultural/Farmstead/Fertilizer and Grain Operation	A-1 and A-1 SU	Public/Institutional and Suburban Residential	A-1 and A-1 SU
East	Agricultural	A-1 Pending Rezoning to B-3 and B-2 (Kendall County)  A-1 (Will County)	Commercial	A-1 (Kendall County) A-1 (Will County)
West	Agricultural	A-1	Suburban Residential	A-1 and A-1 SU

Minooka School District 111 owns the adjacent properties to the north and west of the subject property.

The A-1 special use to the north is for a church. The A-1 special use to the south is for a fertilizer and grain storage operation. The A-1 special use to the west appears to be for an airstrip. The property at 276 Route 52 has a special use permit for a landscaping business.

Seven (7) existing houses are within one half (1/2) mile of the subject property.

**ACTION SUMMARY****SEWARD TOWNSHIP**

Seward Township was emailed this proposal on August 5, 2020.

**VILLAGE OF SHOREWOOD**

The Village of Shorewood was emailed this proposal on August 5, 2020.

**TROY FIRE PROTECTION DISTRICT**

The Troy Fire Protection District was emailed this proposal on August 5, 2020.

**GENERAL INFORMATION**

Goprobball, LLC provided a business plan which was included as Attachment 1, Page 12. As noted in the business plan, they would have between twenty (20) and forty (40) part-time employees with no more than four (4) to six (6) employees onsite. They have fifteen (15) existing traveling baseball teams and hope to expand to twenty-five (25) teams within the next five (5) years. They would also like to use the facility to attract other sports including girls soccer and softball. They would have a concession area and rehabilitation services would be provided onsite. The proposed hours of operation are between 8:00 a.m. and midnight. The proposed facility is approximately sixty-nine thousand, three hundred (69,300) square feet and will have a parking area to the east and a seven thousand five hundred (7,500) square foot eating area with a patio area. The maximum peak of the facility is sixty-seven feet (67').

**APPLICATION FEES**

At their meeting on June 8, 2020, the Kendall County Planning, Building and Zoning Committee approved a ninety (90) day waiver on the payment of application fees. Unless further waived, all application fees would be due prior to recording of the variance.

## FINDINGS OF FACT

§ 13.04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.* **No topographical or site related hardships exist.**

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.* **The requested variation could be applicable to other proposed athletic facilities in the B-4 Commercial Recreation Zoning District.**

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.* **The difficulty has been created by the nature of the proposed business. A facility with a lower ceiling height could not be used for indoor baseball or softball games.**

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.* **Provided the local fire protection district has no concerns, the granting of the variation will not be detrimental to the public welfare or cause injury to other properties in the neighborhood.**

*That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.* **The proposed variance will not impair any of the above items and will not impact the roadway.**

## RECOMMENDATION

Staff recommends approval of the requested variance subject to the following conditions:

1. The maximum height of the building shall be sixty-seven (67').
2. The building shall be developed substantially in accordance with the renderings shown in Attachment 1, pages 12-18.
3. The variance shall not become effective and no building permits will be issued until all applicable fees that were previously waived by the Kendall County Planning, Building and Zoning Committee are paid in full.
4. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

## ATTACHMENTS

1. Application Materials (Including Petitioner's Findings of Fact and Renderings)
2. Engineering Plans
3. Aerial



## DEPARTMENT OF PLANNING, BUILDING &amp; ZONING

111 West Fox Street • Yorkville, IL • 60560


(630) 553-4141

Fax (630) 553-4179

## APPLICATION

PROJECT NAME GOPROBALL SPORTS DOME

FILE #:

NAME OF APPLICANT GOPROBALL, LLC		
CURRENT LANDOWNER/NAME(s) GOPROBALL, LLC		
SITE INFORMATION ACRES 9+ acres	SITE ADDRESS OR LOCATION Lot 1-B-4 GOPRO Subdivision (see attached mets & bounds Legal)	ASSESSOR'S ID NUMBER (PIN)
EXISTING LAND USE Vacant Farmland	CURRENT ZONING Lot 3 B-4 Residential District	LAND CLASSIFICATION ON LRMP
REQUESTED ACTION (Check All That Apply): Allow height of GoPro Dome to be up to 67'		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to <input type="checkbox"/> )	<input type="checkbox"/> VARIANCE
<input checked="" type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: <input type="checkbox"/>	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT (etc.)	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
1 PRIMARY CONTACT Daniel J. Kramer	PRIMARY CONTACT MAILING ADDRESS 1107A S. Bridge St. Yorkville, IL 60560	PRIMARY CONTACT EMAIL dkramer@dankramerlaw.com
PRIMARY CONTACT PHONE # 630.553.9500	PRIMARY CONTACT FAX # 630.553-5764	PRIMARY CONTACT OTHER # (Cell, etc.)
2 ENGINEER CONTACT John Tebrugge	ENGINEER MAILING ADDRESS	ENGINEER EMAIL info@tebruggeengineering.com
ENGINEER PHONE # 630.417.7281	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT		DATE 1/12/12

CHECK #:

<sup>1</sup>Primary Contact will receive all correspondence from County<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

Variance to 9.05.I

LEGAL DESCRIPTION OF TRACT 1 (B-4 Zoning Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet for the point of beginning; thence continuing Westerly, parallel with said North Line, 547.55 feet to a line which is 1500.0 feet (normally distant) Easterly of the West Line of said Northeast Quarter; thence Southerly, parallel with said West Line, 679.29 feet; thence Easterly, parallel with said North Line, 423.0 feet; thence Southerly, parallel with said West Line, 53.0 feet to a line which is 1874.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 124.55 feet to a line drawn Southerly from the point of beginning, parallel with said West Line; thence Northerly, parallel with said West Line, 732.29 feet to the point of beginning in Seward Township, Kendall County, Illinois;

AND ALSO that Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 692.29 to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter feet for the point of beginning; thence Easterly, parallel with said North Line, 546.10 feet; thence Southerly at an angle of  $89^{\circ}33'03''$  measured counterclockwise from the last described course, 40.0 feet to a line which is 1874.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Westerly, parallel with said North Line, 546.02 feet to a line drawn Southerly from the point of beginning, parallel with the West Line of said Northeast Quarter; thence Northerly, parallel with said West Line, 40.0 feet to the point of beginning in Seward Township, Kendall County, Illinois.



**WARRANTY DEED  
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Hansel Ridge, LLC  
[REDACTED]

202000004426

DEBBIE GILLETTE  
RECORDER - KENDALL COUNTY, IL

RECORDED: 3/20/2020 12:20 PM  
RD: 57.00 RWSF'S FEE: 10.00  
STATE TAX: 326.00  
COUNTY TAX: 164.00  
PAGES: 4

(The Above Space for Recorder's Use Only)

THE GRANTOR **Hansel Ridge, LLC**, a limited liability company licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to **GoProBall, LLC**, an Illinois limited liability company, whose principal place of business is located 24317 W. 143<sup>rd</sup> St., Plainfield, IL 60544, in fee simple forever, the following described real estate situated in the County of Kendall, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 09-13-200-002 (part of)  
Property Address: 195 US Rt. 52, Minooka, IL 60447

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 10<sup>th</sup> day of Feb., 2020.

Fidelity  
Title





HANSEL RIDGE, LLC

By:   
John Dollinger

STATE OF ILLINOIS           )  
  ) SS,  
COUNTY OF                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Dollinger, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10<sup>th</sup> day of Feb, 2020.

  
Notary Public



THIS INSTRUMENT PREPARED BY:

Theresa Dollinger  
Castle Law  
822 129<sup>th</sup> Infantry Dr., #104  
Joliet, IL 60435

MAIL TO:

Daniel J. Kramer  
1107A S. Bridge St.  
Yorkville, IL 60560

SEND SUBSEQUENT TAX BILLS TO:

GoProBall, LLC  


**EXHIBIT A  
LEGAL DESCRIPTION**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1142.05 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 1146.61 FEET TO A LINE WHICH IS 1500.00 FEET (NORMALLY DISTANT) EASTERLY OF THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY, PARALLEL WITH SAID WEST LINE, 679.29 FEET; THENCE EASTERLY, PARALLEL WITH SAID NORTH LINE, 423.0 FEET; THENCE SOUTHERLY, PARALLEL WITH SAID WEST LINE 53.0 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE, 720.57 FEET TO SAID EAST LINE OF THE NORTHEAST QUARTER; THENCE NORTHERLY, ALONG SAID EAST LINE, 732.32 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.



*Debbie Gillette*  
Kendall County Clerk & Recorder

## PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS )

)SS

COUNTY OF KENDALL )

*Theresa Dollinger*

being duly sworn on oath, states that affiant resides at

And further states that: (please check the appropriate box)

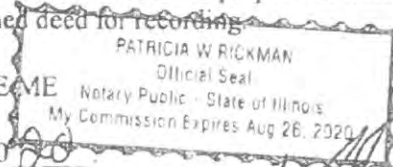
A. ☐ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or

B. ☒ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

- ① The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that S he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 13th day of March, 2020

Signature of Notary Public

Signature of Affiant

111 West Fox Street, Yorkville IL 60560-1498  
Tel: (630) 553-4104 • Fax: (630) 553-4119 • Email: Dgillette@co.kendall.il.us

# KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Goprobball, LLC  
 Address [REDACTED]  
 City [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought Development
3. Nature of Applicant: (Please check one) LLC  
☐ 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.  
Limited Liability Company
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
Jason Shelley	[REDACTED]	50%
James Maffeo	[REDACTED]	50%
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:  
Jason Shelley Manager [REDACTED]

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

Subscribed and sworn to before me this 15th day of July, A.D. 2020

(Seal)



[REDACTED]  
Notary Public

HEIGHT VARIANCE REQUEST FOR  
GOPROBALL, LLC

1. Because of the particular physical surroundings, shape or topography conditions of the specific property involved a particular hardship to the owner would result as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.

**Variance is not related to a Site or topography factor.**

2. The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally to other property, and have not been created by any person having an interest in the property.

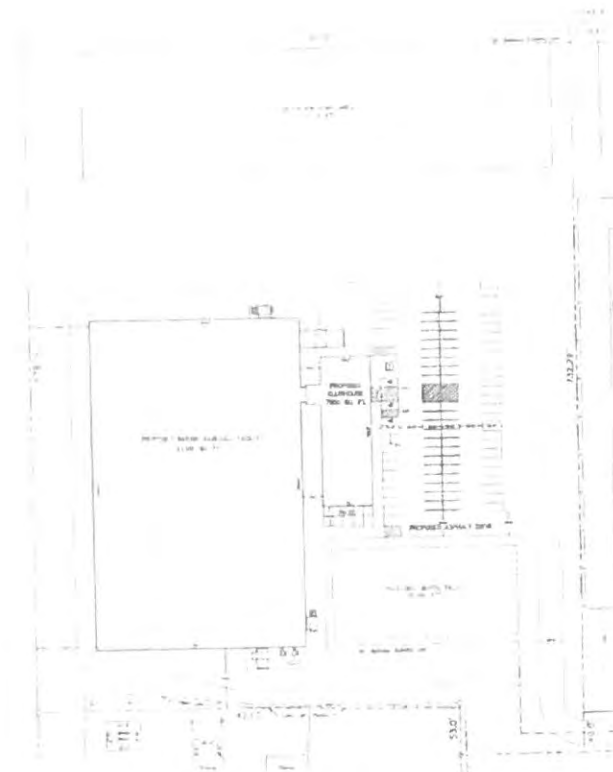
**The height of the Dome requirement of 67' is fixed by dimensions necessary to have full team baseball and softball games being played indoors. It is a unique use and development that has emerged with technology that has advanced since the county height restrictions use was created. Project cannot be built without Variance in height.**

3. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.

**Project is only possible with height variation requested. Lower Dome could not be used for baseball or softball games.**

4. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

**The requested height is acceptable to Troy fire Protection District within which it is located and is an established method of engineering, construction and height.**



PROPOSED SITE PLAN

Orific Design Studio  
1000 S. 1st St. Suite 100  
Plainfield, NJ 07060  
908.380.1234

NEW FACILITY  
FOR

GO PRO  
BASEBALL

NW CORNER  
COUNTY LINE  
RD. NEAR STE  
52

KENDALL  
COUNTY IL

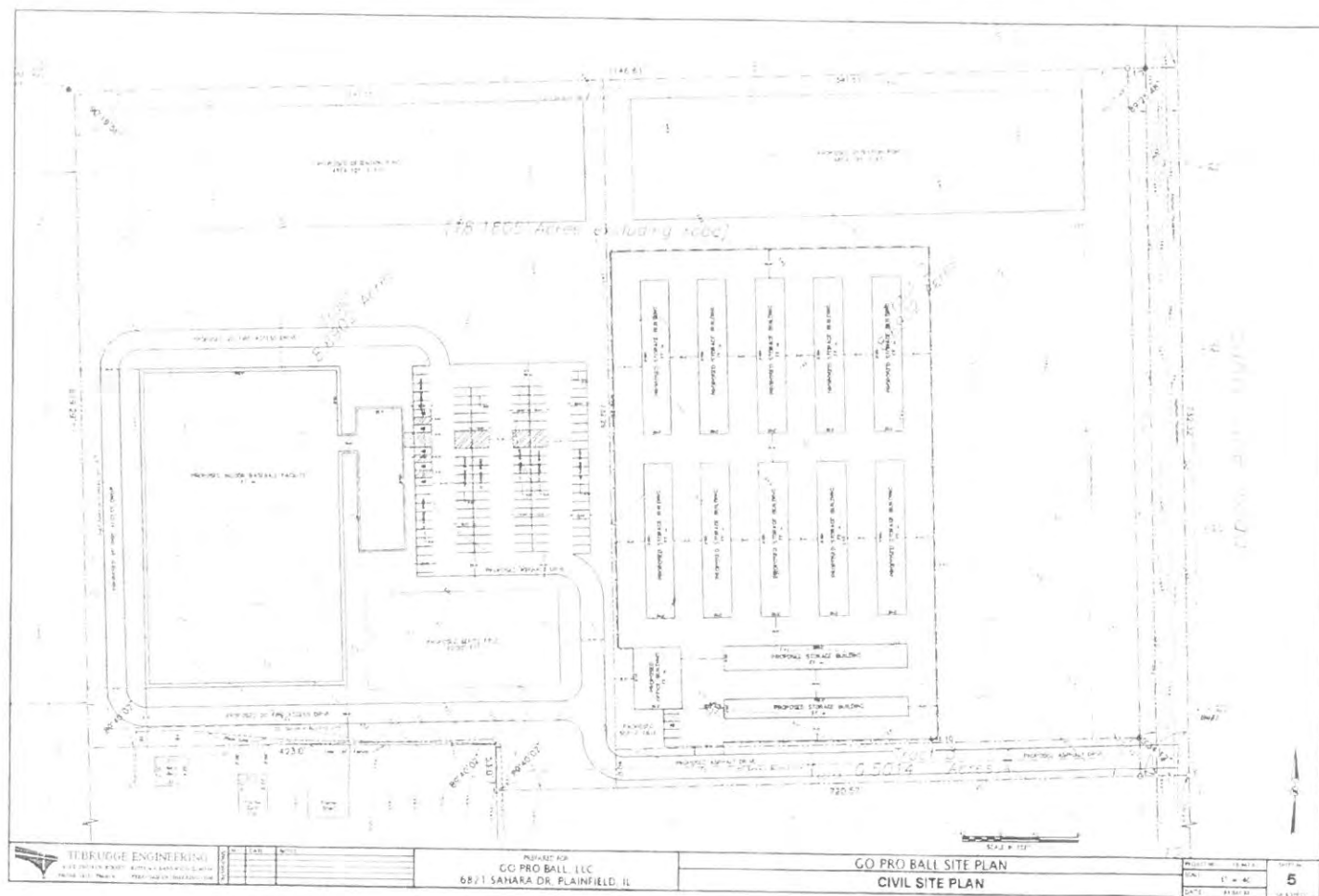
CONCEPT  
BUILDING &  
SITE PLAN

ENR 10  
GO PRO SPORTS  
ACADEMY  
24117 143 RD SE  
PLAINFIELD IL

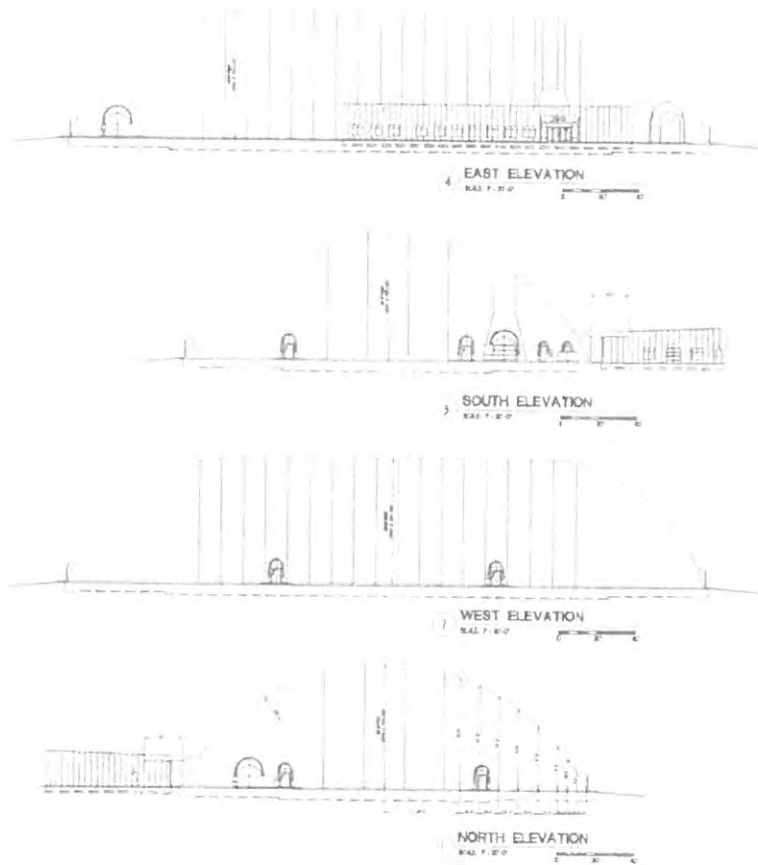
SP-1

PROJECT # 1000  
DATE 10-24-18  
REVISIONS  
SCALE AS NOTED  
GO PRO SPORTS  
24117 143 RD SE  
PLAINFIELD IL





1107B South Bridge Street  
Yorkville, Illinois 60560  
Telephone (630)553-1580



CONCEPT BUILDING  
ARCHITECTURAL ELEVATIONS

NEW FACILITY  
FOR  
GO PRO  
BASEBALL  
NW CORNER  
COUNTY LINE  
RD. N. H. A. RTE  
52  
KENDALL  
COUNTY, IL

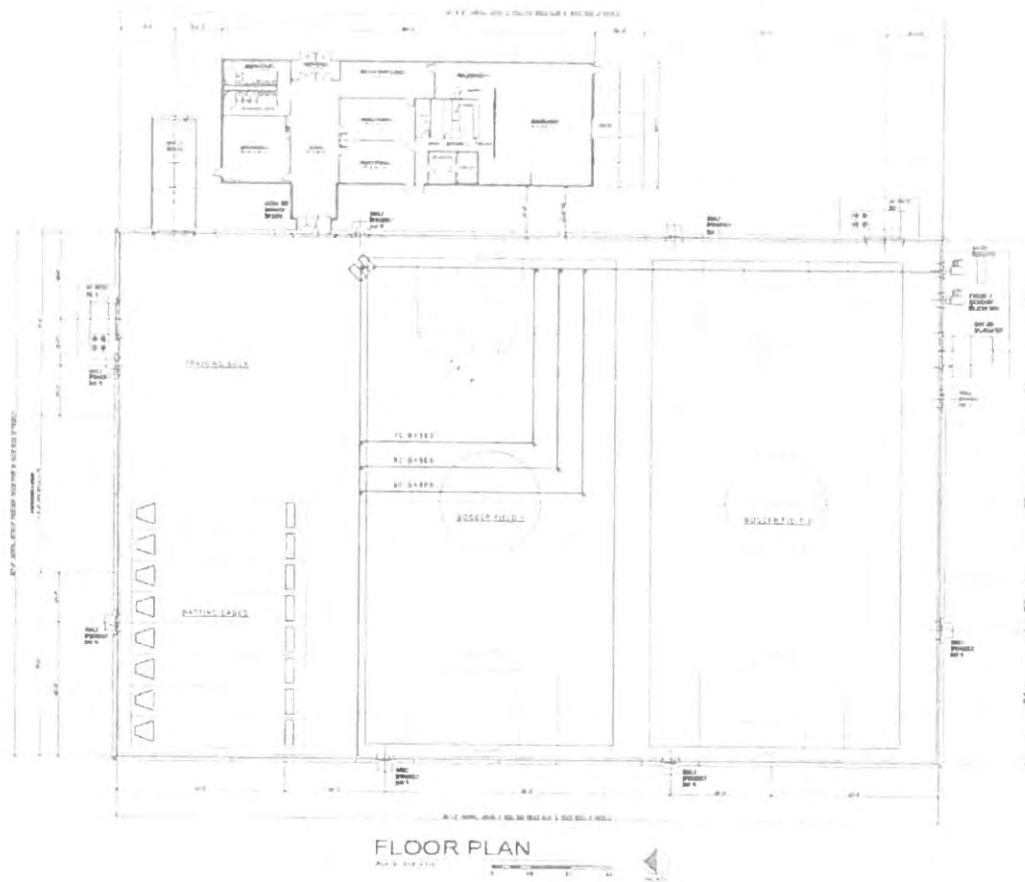
CONCEPT  
BUILDINGS &  
SITE PLAN

DRAWN BY

GO PRO SPORTS  
ACADEMY  
24317 143RD ST  
PLAINFIELD, IL

EL-1

PROJECT # 10001  
DATE 10-20-12  
DRAWN BY  
SCALE AS SHOWN  
60000' 200'  
1" = 200' 0"  
AT 100' 0" 0"



Arch. Design Studio  
1000 N. 1st St.  
Suite 100  
Chicago, IL 60610  
Tel: 312.321.1234

NEW FACILITY  
FOR  
**GO PRO BASEBALL**  
NW CORNER  
COUNTY LINE  
RD. NEAR RTE  
52  
KENDALL  
COUNTY, IL

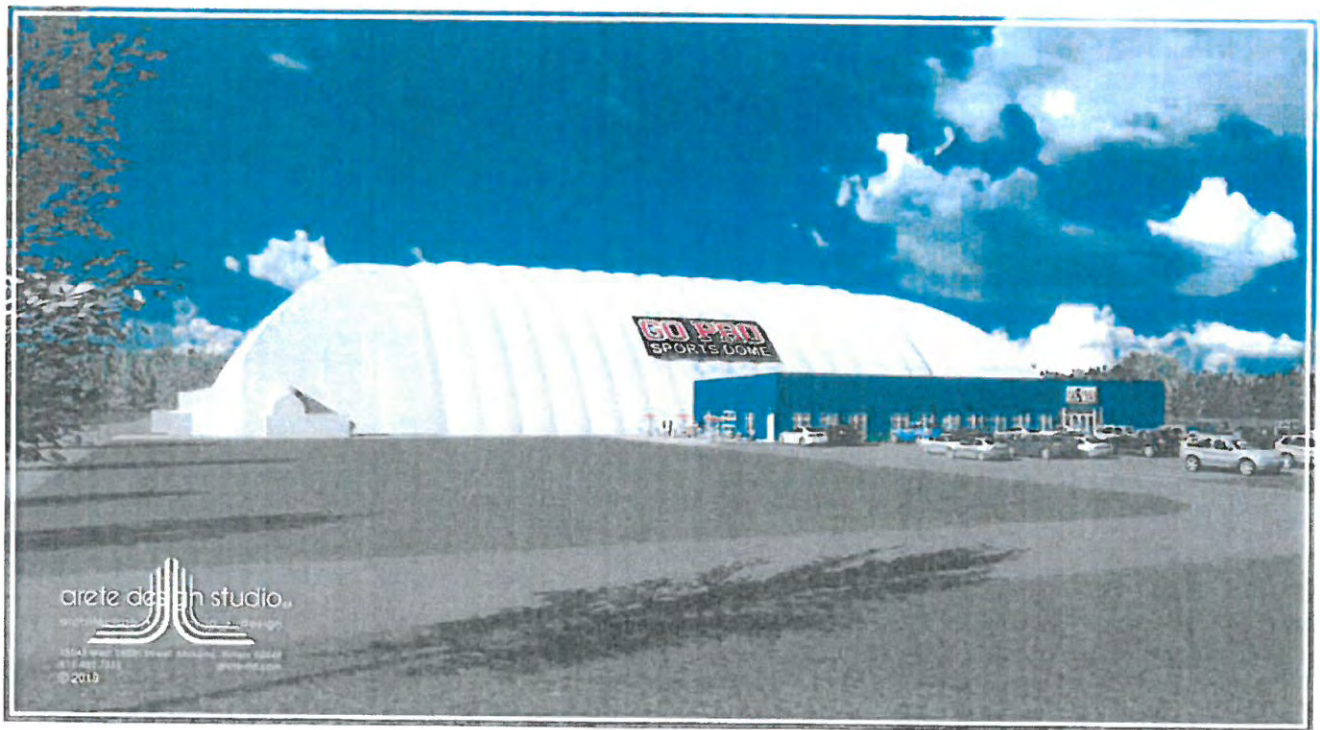
CONCEPT  
BUILDING &  
SITE PLAN

OWNER  
**GO PRO SPORTS  
ACADEMY**  
24317 143RD St  
PLAINFIELD, IL

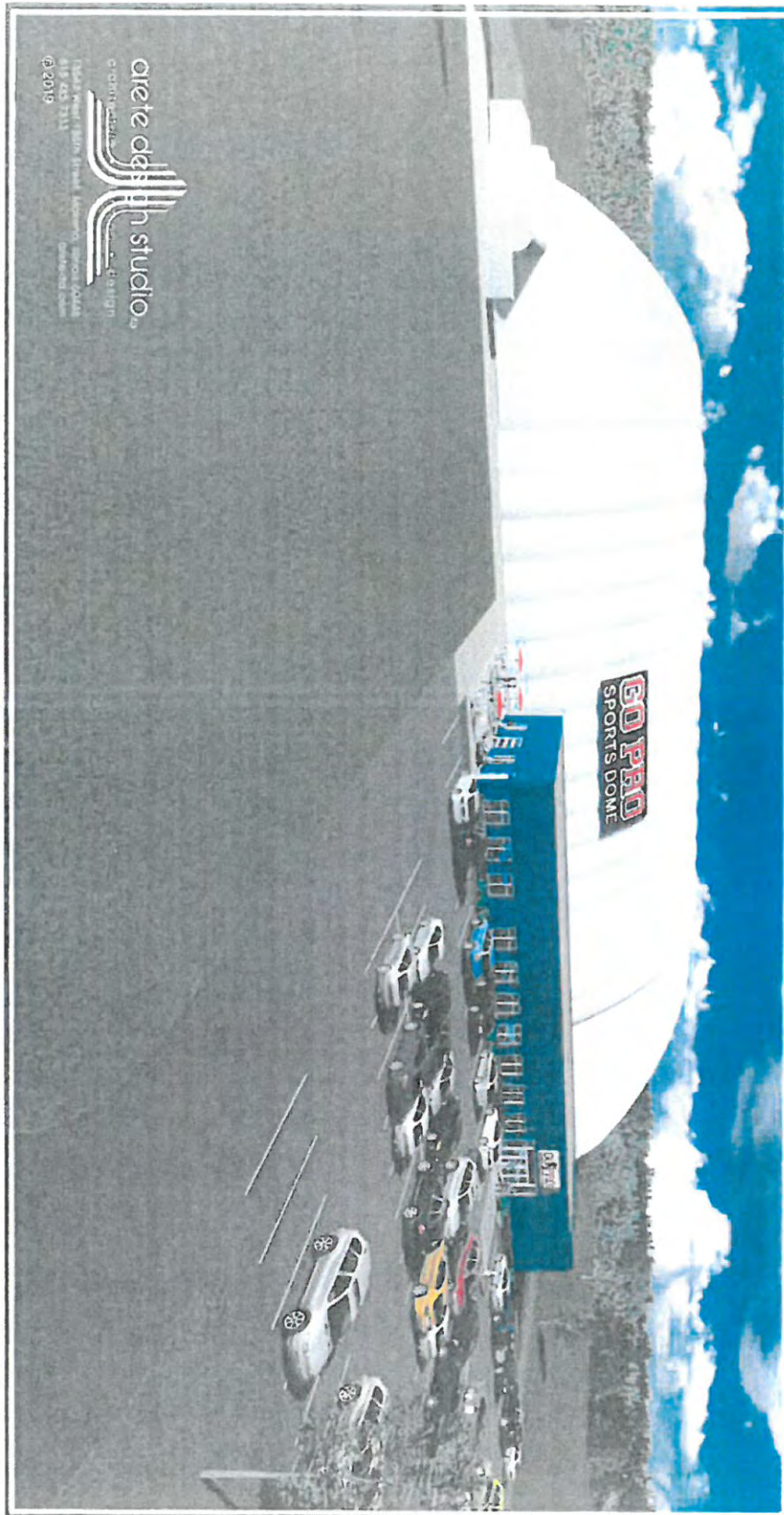
**FP-1**

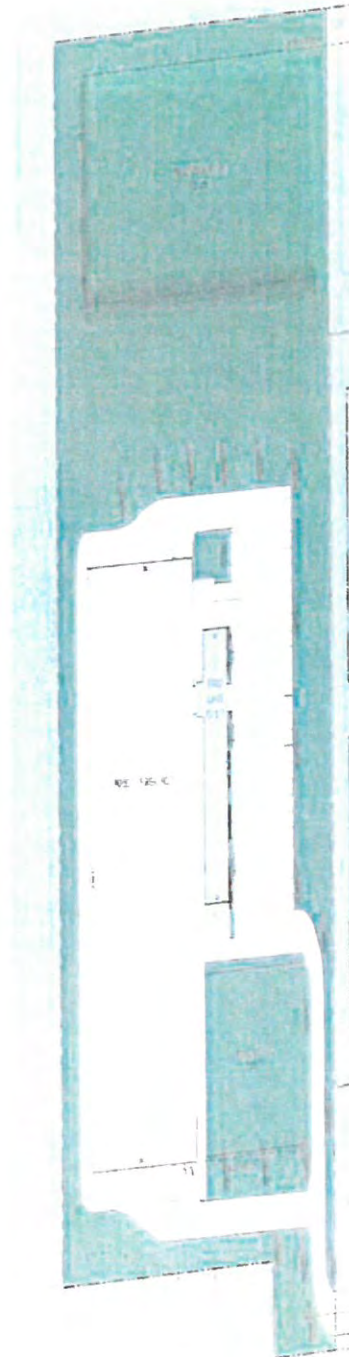
PROJECT # 1000  
DATE 10/24/14  
REVISED  
SCALE AS NOTED  
NOT TO SCALE  
BY: [Signature]  
ALL RIGHTS RESERVED











new design studio

NEW FACILITY  
FOR

GO PRO  
BASEBALL

W/ CORNER  
COUNTY LINE  
RD NEAR RTE  
52

KENDALL  
COUNTY IL

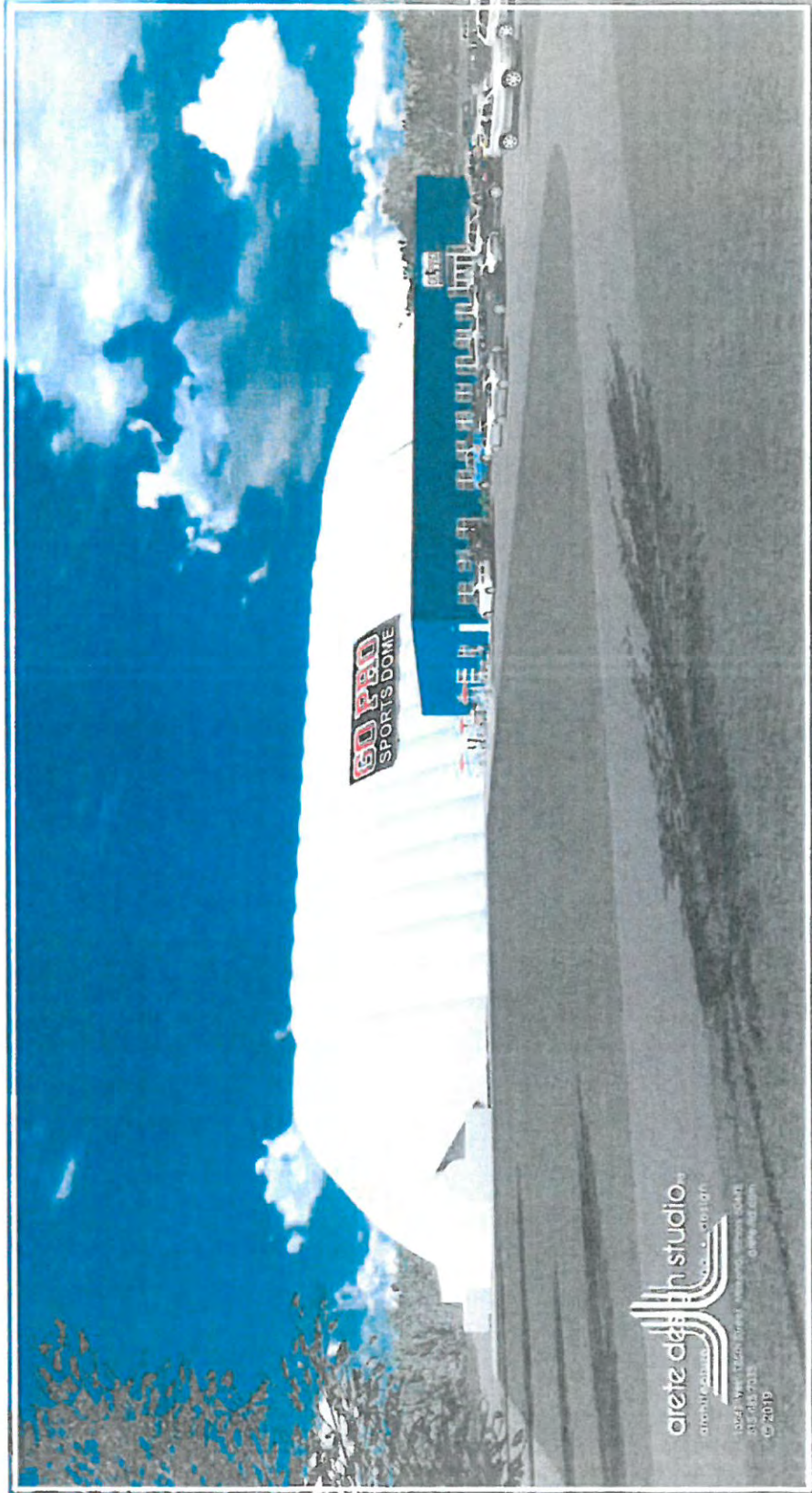
CONCEPT  
BUILDING &  
SITE PLAN

DRAWN

GO PRO SPORTS  
ACADEMY  
2437 WOODS  
PLAINFIELD IL

SP-1





crete design studio  
creative design  
15041 West 15th Street, Suite 104  
315-415-7311  
© 2019



# CASE STUDY MULTISPORT

## LOUISVILLE SLUGGER CENTRAL ILLINOIS

APPLICATION:.....BASEBALL, SOFTBALL & SOCCER DOME  
SIZE:.....240' x 520' x 72' (124,800sf)  
FEATURES:.....ATTACHES TO CONVENTIONAL STRUCTURE  
GRAY EXTERIOR FABRIC  
TRANSLUCENT SKYLIGHT  
CURTAIN DIVIDER WALLS

Arizon Building Systems was selected to design, manufacture and construct a 124,800 square foot sports dome at the Louisville Slugger Sports Complex in Peoria, IL. This extensive facility allows complex management to schedule winter tournaments and events and provides an indoor alternative for youth baseball and softball throughout the year. The dome can accommodate two regulation softball fields simultaneously, while removable outfield fencing permits a larger field for baseball, soccer and other sporting events. The dome directly connects to a conventional structure which houses a lobby, changing facilities, and retail. Energy efficient features include Arizon's custom designed and manufactured heating and cooling system, a translucent skylight, and LED lighting.

**ARIZON**  
BUILDING SYSTEMS

(800) 325-1303  
11880 Dorsett Road,  
St. Louis, MO 63043  
[ArizonBuildingSystems.com](http://ArizonBuildingSystems.com)





## Case Study

### Indoor Tennis

# The Dome at the Ballpark

Chicago, IL



## Project Specifications

### Type/Application

Softball, Baseball & Multisport Dome

### Facility Size

250'W x 565' L (141,250 sq. ft.)

### Features/Highlights

High-grade Mylar insulation

Translucent skylight system

Remote control access & wind/snow sensors

Clubhouse entryway with snack stand

Divider wall to separate batting cages

## Dome provides space for Chicago-area sluggers

### Challenge

Construct an energy-efficient, state-of-the-art facility to provide year-round indoor space for softball, baseball, football, soccer and other sports near Chicago's O'Hare International Airport.

### Arizon Solution

Arizon designed, manufactured & installed the 140,000 sq. ft. clear-span facility, which features an open turf area for recreational activities and a separate space for batting cages. To conserve energy and offset operating costs, the dome includes a center skylight system, premium insulation and a high efficiency HVAC system. A low-bias cable system and wind & snow sensors maximize safety during inclement weather and will prolong the lifespan of the year-round facility. Finally, Arizon attached to a welcoming entry way that offers concessions and provides access through to the dome from the parking lot.

### Result

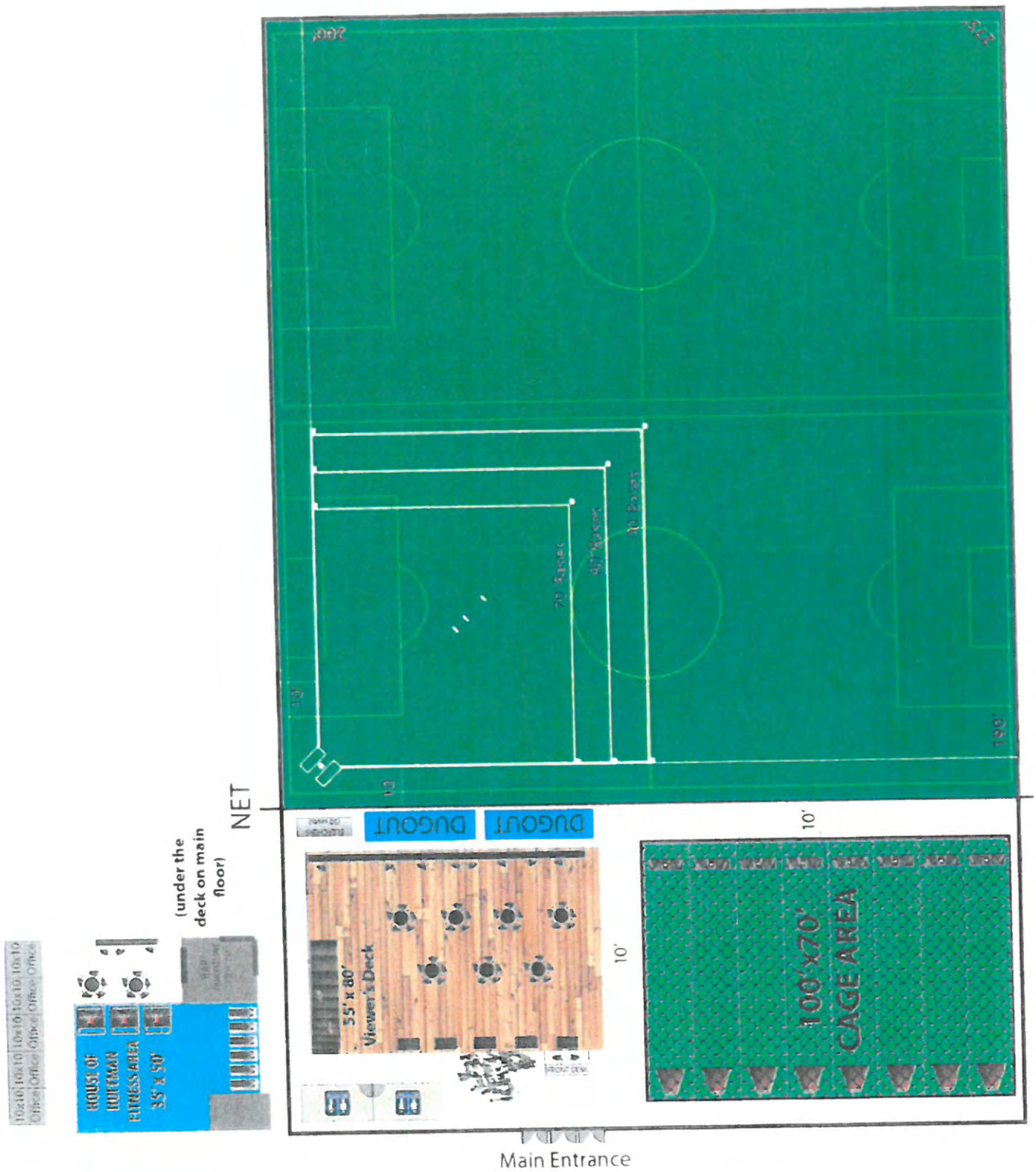
The Dome at the Ballpark is one of the Village of Rosemont's featured attractions, which is rented out to leagues, teams, and community groups - bringing in more than a million dollars in revenue each year. The Chicago Bandits Professional Women's Softball Team also uses the Dome at the Ballpark as the team's practice facility, and hosts various camps, clinics and events like "Banditfest" in the structure.



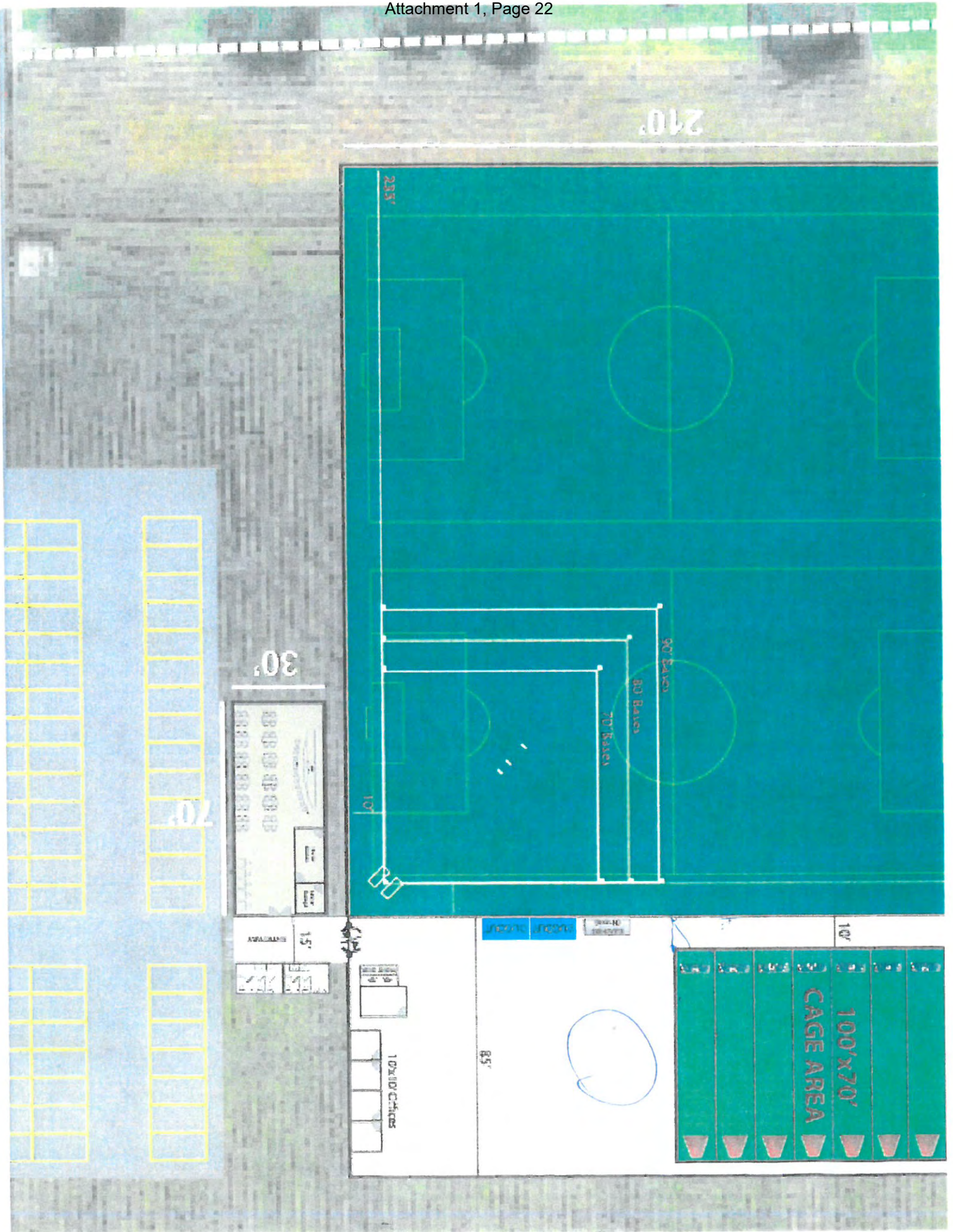
# ARIZON<sup>®</sup>

## STRUCTURES











# ENGINEERING PLANS FOR **FOUR SEASONS STORAGE FACILITY**

**SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST**  
**COUNTY LINE RD & ROUTE 52**  
**MINOOKA, IL 60447**  
**KENDALL COUNTY**  
**JULY, 2020**

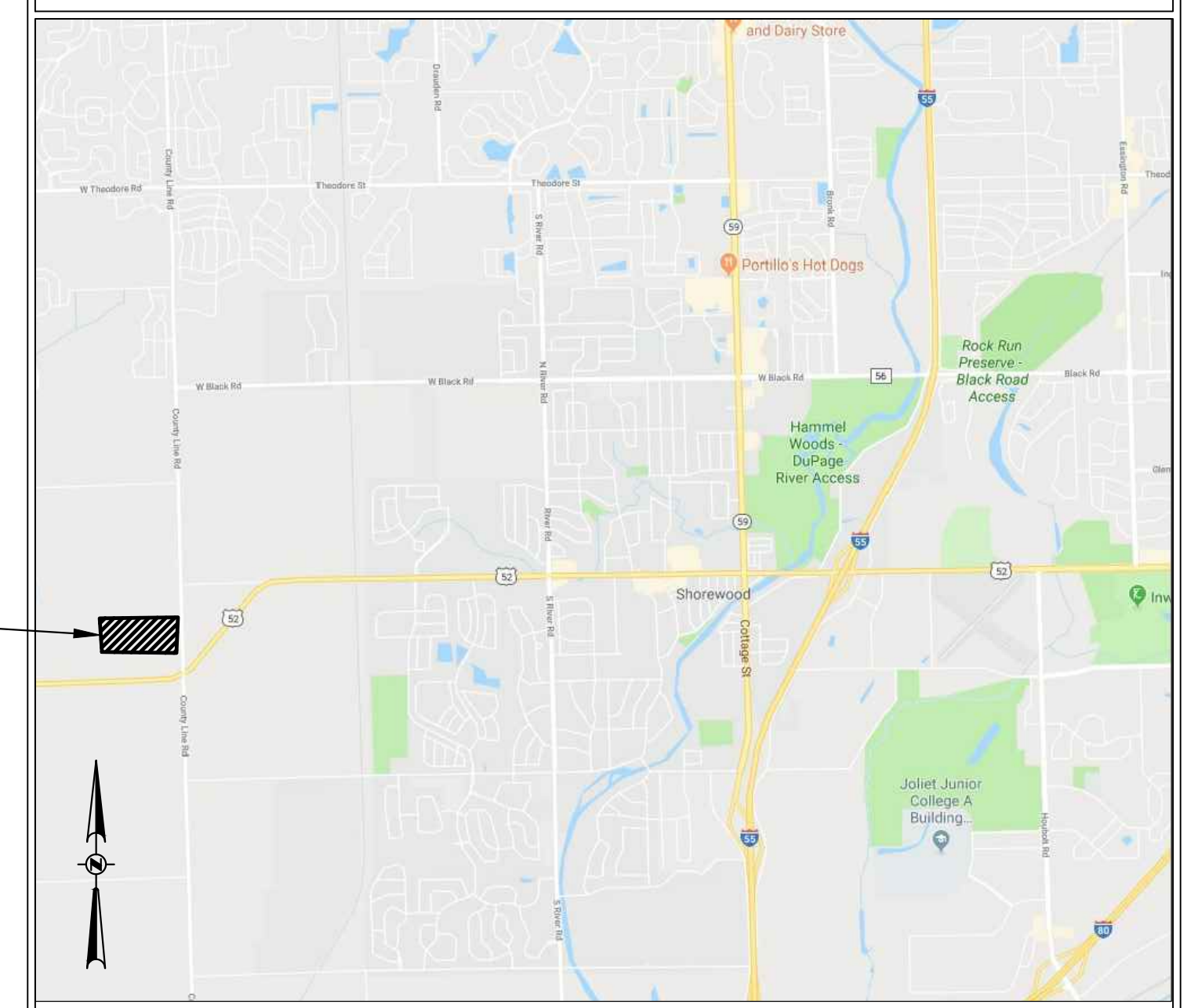
## LEGEND

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER LINE
	EXISTING WATERMAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS SERVICE
	EXISTING TELEPHONE
	PROPOSED CONTOUR LINE
	PROPOSED WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER LINE
	PROPOSED GREASE SERVICE LINE
	PROPOSED VENT LINE
	EXISTING FENCELINE
	PROPOSED SILT FENCE
	EXISTING SPOT SHOT
	PROPOSED SPOT GRADE
	EXIST      PROP
WATER:	B-BOX
	HYDRANT
	VALVE
	VALVE VAULT
STORM:	INLET-CURB
	INLET OR MANHOLE
	FLARED END SECTION
SANITARY:	CLEANOUT
	MANHOLE
	UTILITY POLE
	GUY WIRE LOC.
	UTIL. CABINET
	UTIL. PEDESTAL
	LIGHT POLE
SOIL BORING	TRAFFIC SIGNAL
OVERLAND RELIEF	ELECTRIC VAULT
FLOW DIRECTION	GAS VALVE

## INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. STORMWATER POLLUTION & PREVENTION PLAN I
4. STORMWATER POLLUTION & PREVENTION PLAN 2
5. OVERALL CIVIL SITE PLAN
6. CIVIL SITE PLANS
7. GENERAL NOTES & DETAILS
8. GENERAL NOTES & DETAILS II

LOCATION MAP  
N.T.S.



## BENCHMARKS:

BM#1 - Magnail in Pavement West of Utility Pole 89 feet North of the Northeast Corner of the Subject Property.

Elevation = 645.28 NAVD 29

BM#2 - Magnail in Pavement West of Utility Pole 72 feet North of the Southeast Corner of the Subject Property.

Elevation = 649.49 NAVD 29

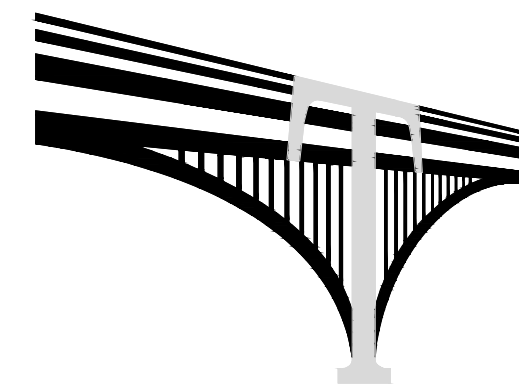
**PLANS PREPARED FOR:**

**JAMES & DENISE MAFFEO**  
1223 BUELL AVENUE  
JOLIET, IL 60453  
PHONE: (815) 955-9914

**CIVIL ENGINEER:**

TEBRUGGE ENGINEERING  
410 E CHURCH ST - SUITE A  
SANDWICH, ILLINOIS 60548  
(815) 786-0195

INFO@TEBRUGGEENGINEERING.COM  
WWW.TEBRUGGEENGINEERING.COM



Know what's **below**.  
**Call** before you dig

Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

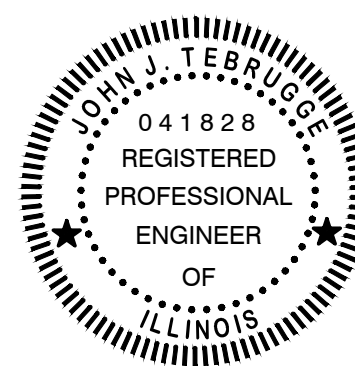
## UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISUAL FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE 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.

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.

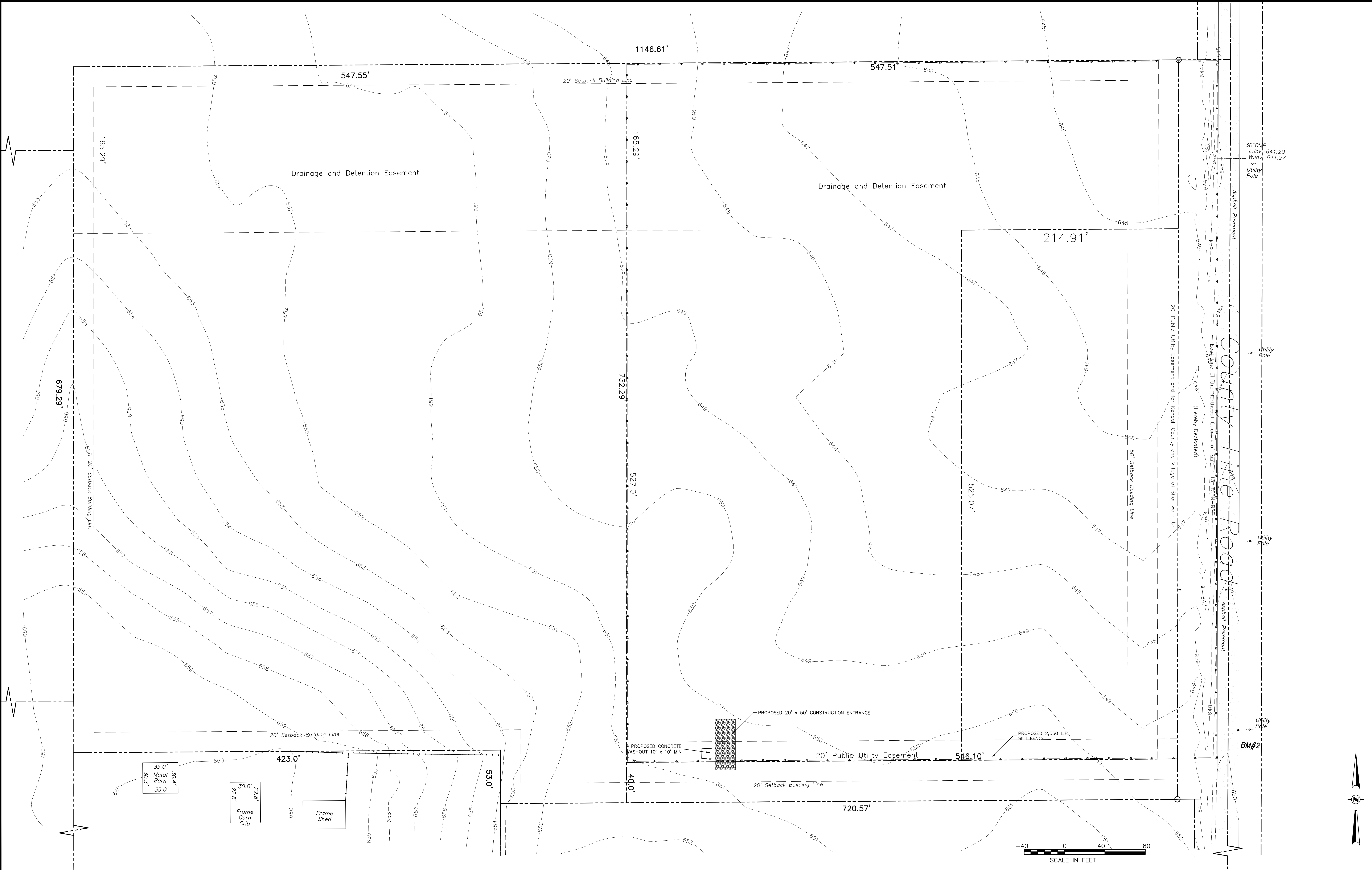
GIVEN UNDER MY HAND & SEAL THIS 21<sup>ST</sup> DAY OF JULY, 2020.



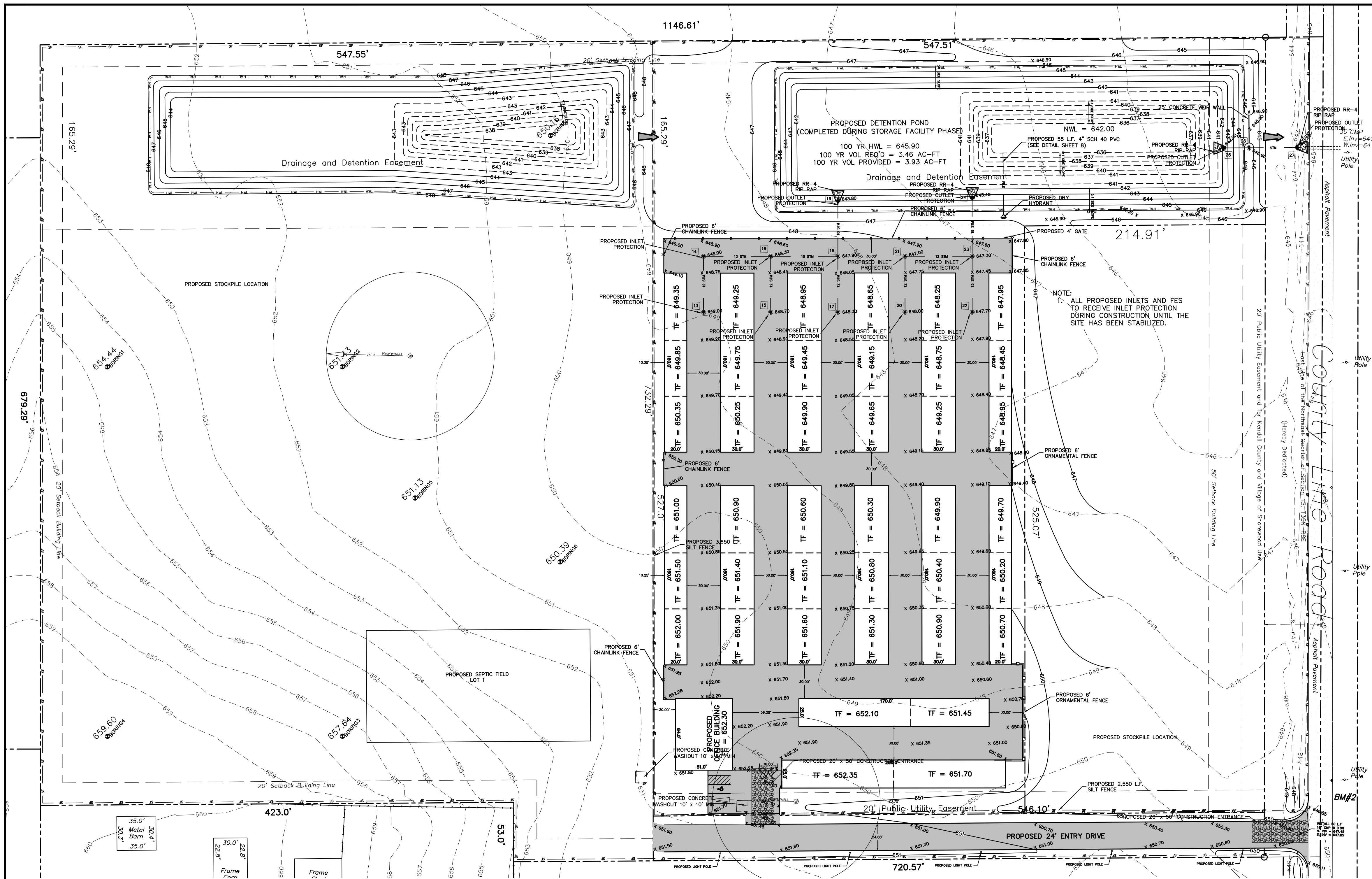
*John J. Bruggs*  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER  
NO. 0062-041828 EXPIRES NOV. 30, 2021

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TYPICAL SOIL PROTECTION CHART

Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding												
Dormant Seeding	B	B	B	B	B	B	B	B	B	B	B	B
Temporary Seeding			C	C	C	C*	D*	D	D			
Sodding			E**	E**	E**	E**	E**	E**	E**			
Mulching	F	F	F	F	F	F	F	F	F	F	F	F

- A - Kentucky Bluegrass - 90 lbs/acre mixed with perennial ryegrass - 30 lbs/acre  
B - Kentucky Bluegrass - 135 lbs/acre mixed with perennial ryegrass - 45 lbs/acre  
C - Spring Oats - 100 lbs/acre  
D - Wheat or Cereal Rye - 150 lbs/acre  
E - Sod  
F - Straw Mulch - 2 tons/acre  
\* Watering needed in June and July  
\*\* Water for 2-3 weeks after sodding

SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE												
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING / SEED / FINAL STABILIZATION												

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

GENERAL CONTRACTOR / OWNER SHALL COORDINATE WHICH CONTRACTORS WILL BE PROVIDING SWPPP SERVICES AND HAVE THEM SIGN THE CONTRACTOR'S CERTIFICATION

ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN A STORM WATER POLLUTION PREVENTION PLAN SHALL SIGN A COPY OF THE FOLLOWING CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICES AT THE SITE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN

**CONTRACTOR'S CERTIFICATION**

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THE CERTIFICATION.

CONTRACTOR NAME & TITLE:  
ADDRESS:  
PHONE #:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CONTRACTOR NAME & TITLE:  
ADDRESS:  
PHONE #:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

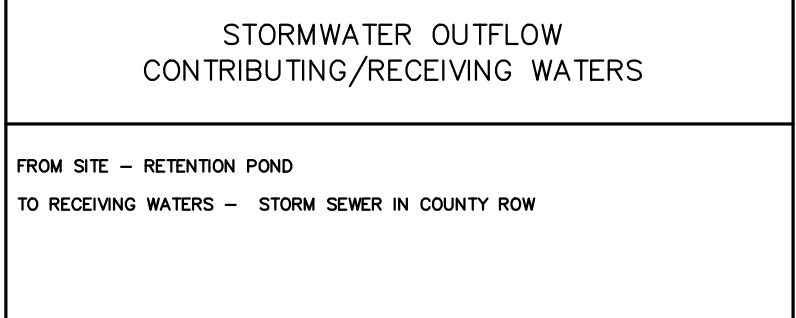
CONTRACTOR NAME & TITLE:  
ADDRESS:  
PHONE #:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

BEST MANAGEMENT PRACTICE NOTES

- SEE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 14' IN WIDTH AND 50' IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXIT PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.
- THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UP STREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.
- NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE IP6 PROTECTION. UPON INSTALLATION OF THE GRATE, IP3 OR IP5 PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF THE LID. THE CONTRACTOR SHALL NOTE THE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 3" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DE-WATERED PRIOR TO REMOVING THE BULKHEAD.
- EROSION CONTROL BLANKET SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL NOTE ALL AREAS WHERE FABRIC HAS BEEN INSTALLED RELATIVE TO AS-BUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST.
- PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.
- STOCKPILE SHOULD BE LOCATED IN AREAS THAT DO NOT HAVE HIGH POTENTIAL FOR CONTRIBUTING SEDIMENTS TO STORMWATER FACILITIES.
- STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES. STOCK PILES NOT ACTIVELY WORKED AND TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY STABILIZATION.

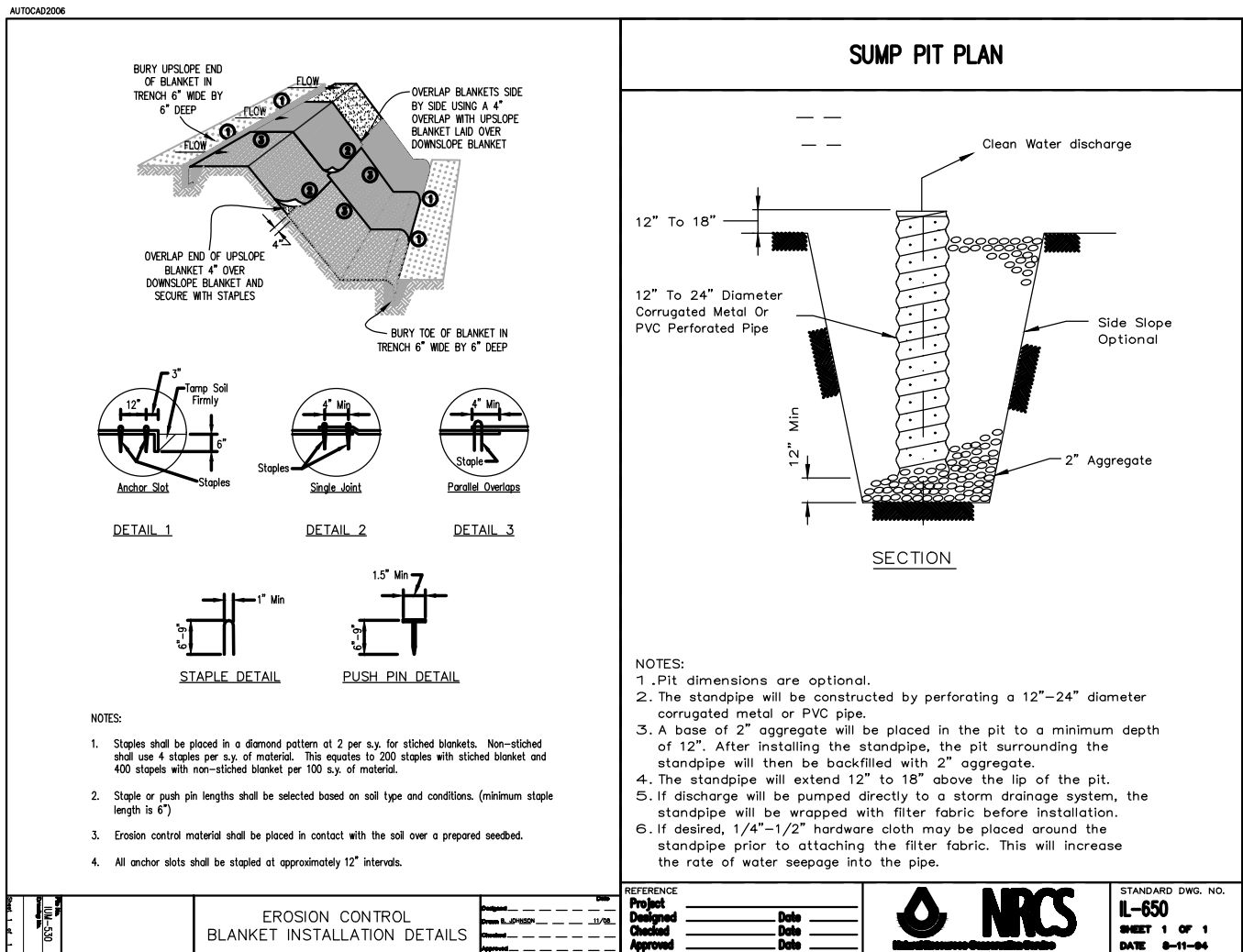
- THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.
- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED AT MINIMUM ACCORDING TO THE STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL, REVISED TO THE LATEST VERSION AS AMENDED.
- AFTER ALL PERIMETER EROSION CONTROL BARRIER IS REMOVED, THE AREAS DAMAGED BY THE PERIMETER EROSION BARRIER MUST BE RESTORED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DIVERT ALL WATER (GROUND, STORM, CONSTRUCTION) DURING CONSTRUCTION IN ORDER TO KEEP THE CONSTRUCTION AREA FREE OF WATER. BYPASS PUMPING, INCLUDING SILT BAGS AND AN ENERGY DISSIPATION SURFACE FOR THE PUMPS, SHALL BE UTILIZED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SIZE THE PUMPS APPROPRIATELY. A MINIMUM OF 10' x 15' SEDIMENT FILTER BAG SHALL BE USED DURING DEWATERING ACTIVITIES.
- DURING DEWATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS MAY BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF ENERGY DISSIPATING DEVICE (EG STONE), SEDIMENT FILTER BAG, OR BOTH. ADEQUATE EROSION AND SEDIMENT CONTROLS SHOULD BE USED DURING DEWATERING OPERATIONS AS NECESSARY. DEWATERING SEDIMENT LADEN WATER DIRECTLY INTO FIELD TILES, STORM WATER STRUCTURES, OR "WATERS OF THE US" IS PROHIBITED.



PROPOSED GRADE INFORMATION THAT IS PROVIDED ON THE SWPPP SITE MAP IS FOR THE PURPOSE OF INDICATING FINAL DRAINAGE PATTERNS ONLY. SEE GRADING PLAN FOR FINAL GRADING DETAILS.

THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ROADWAYS, SIDEWALKS, DRIVES, ETC., TO BE FREE AND CLEAR OF ANY CONSTRUCTION DEBRIS AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.

- ILLINOIS URBAN MANUAL PROTECTIONS:
- IP-2. CURB (ROCK) SOCKS UPSTREAM OF INLET PROTECTION, ON-GRADE INLETS
  - IP-3. ROCK SOCK INLET PROTECTION FOR SUMP/AREA INLET
  - IP-5. OVER-EXCAVATION INLET PROTECTION
  - CIP-1. CULVERT INLET PROTECTION



ACREAGE SUMMARY

NOTICE OF INTENT (NOI) FOUR SEASONS STORAGE FACILITY 1223 BUELL AVENUE JOLIET, IL 60435	
PHONE (815) 955-9914	
LANDOWNER: JAMES & DENISE MAFFEO	
TOTAL SITE AREA	8.69 AC±
TOTAL DISTURBED AREA	6.94 AC±
PROPOSED IMPERVIOUS AREA	3.51 AC±
LANDSCAPED AREA	5.18 AC±
PROPOSED CN	87

NO.	DATE	NOTES
1	7.21.20	WEEK REVIEW LETTER 5.21.20
2	6.24.20	SHOREWOOD REVIEW LETTER 6.19.20



## 1. GENERAL NOTES &amp; 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 Data 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 SWPPP. Changes, modifications, revisions, additions, or deletions shall become part of this SWPPP as they occur.

- All Contractors and sub-contractors that are responsible for implementing and measure of the SWPPP must be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part V.G (Signatory Requirements) of the ILRI0 Permit.

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

The Contractor and all sub-contractors involved with construction activity that disturbs site soil or who implement a pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit, the NPDES Permit No. ILRI0 for the State of Illinois and any local governing agency having jurisdiction concerning erosion and sediment control.

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

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

Unless notified by the Illinois Environmental Protection Agency (IEPA) to the contrary, construction activities may begin in accordance with this SWPPP and the ILRI0 in 30 days following the post mark date of the NOI.

Transfer Information: If a portion of the property is sold, that new Owner may obtain their own general permit by submitting a separate NOI. The original NOI may then be modified by re-submitting the NOI with update acreage and checking the box "change of information". Also include documentation explaining that a lot has been sold, the acreage difference and the date of sale. There is no fee involved with modifying the NOI.

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

**Agency Information:**  
Illinois Environmental Protection Agency  
Planning Building & Zoning  
Division of Water Pollution Control  
1021 North Grand Avenue East  
Springfield, Illinois 62794-9276  
Phone: (217) 782-6510  
Kendall County  
Planning Building & Zoning  
111 West Fox Street  
Yorkville, Illinois 62680  
Phone: (630) 553-4141

## B. PUBLIC POSTING

The following documents will be supplied to the contractor and must be posted on the Entrance Sign in a prominent place for public viewing until termination of permit coverage has been obtained by filing the Notice of Termination (NOT).

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

The location of the SWPPP must be clearly visible.

## C. RETENTION OF RECORDS

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

## D. CONTRACTOR/SUB-CONTRACTOR LIST

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

## E. CONTRACTOR/SUB-CONTRACTOR CERTIFICATION FORM

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

## F. INSPECTIONS

At least once every seven calendar days and with 24 hours of a 0.5 in rainfall event, inspections by documented Contractor Compliance Officers must 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.

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

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

The Inspector must be a person familiar with the site, the nature of major construction activities, and qualified to evaluate both overall system performance and individual component performance. The Inspector must either be someone empowered to implement modifications to this SWPPP and the pollutant control devices, if needed, in order to increase effectiveness to an acceptable level, or someone with the authority to cause such things to happen. Additionally, the inspector shall be properly authorized in accordance with the applicable General Permit to conduct the certified site storm water inspections.

See Section VII on this sheet for further reporting requirements.

## G. SWPPP UPDATES &amp; AMENDMENTS

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

## H. DISCHARGE OF PETROLEUM PRODUCTS OR HAZARDOUS SUBSTANCES

Discharge of Petroleum products or other hazardous substances into storm water or the storm water (storm sewer) system is subject to reporting and clean up requirements. See section V.B. of the SWPPP for State and local information on reporting spills. Refer to the General Permit for additional information.

## I. NOTICE OF TERMINATION

Once the site reaches final stabilization as defined in the General Permit, with all permanent erosion and sedimentation controls installed and all temporary erosion and sedimentation controls removed, the Contractor and Owner's representative must complete a final inspection. Upon approval by the Owner's representative, the Owner and Contractor, as applicable, must complete and submit a NOT.

## J. CONTRACTORS RESPONSIBILITY

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

## K. LOG OF CONSTRUCTION ACTIVITY

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

## 2. INTRODUCTION

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

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

## A. PURPOSE

A major goal of pollution prevention efforts during project construction is to control soil and pollutants that originate on the site and prevent them from flowing to surface waters. The purpose of this SWPPP is to provide guidelines for achieving that goal. A successful pollution prevention program relies upon careful inspection and adjustments during the construction process in order to enhance its effectiveness.

## B. SCOPE

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

## 3. PROJECT DESCRIPTION

Described below are the major construction activities that are subject of this SWPPP. Also included in the schedule are BMP installation activities that must take place prior to construction activities. NOTE: Down slope protective measures must always be in place before soil is disturbed. Activities are presented in the order (sequence) they are expected to be completed.

All activities and time frames (beginning and ending dates) shall be noted on the Site Map. The sequence of construction is as follows:

Upon implementation and installation of the following areas: trailers, parking, lay down, porta-potty, wheel wash, concrete washout, mason's area, fuel and material storage containers, solid waste containers, etc., immediately denote them on the Site Maps and note any changes in location as they occur throughout the construction process.

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

## Phase I

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

## Phase II

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

NOTE: The Contractor may complete construction-related activities concurrently only if all preceding BMPs have been completely installed.

The actual schedule for implementing pollutant control measures will be determined by project construction progress and recorded by the Contractor on the Soil Erosion/Sediment Control Operation Time Schedule on the Erosion and Sediment Control Plans. Down slope protective measures must always be in place before soil is disturbed.

## 4. SITE DESCRIPTION

1. Site description  
Site construction activities consist of general site clearing, grading for building pads, excavation of retention pond, and construction of entry drive and parking lot.
2. Total area of site is 8.69 acres  
Total disturbed area on site = 6.94 acres
3. Estimated site runoff coefficient after construction activities are complete: CN=87.
4. Site map included indicating existing & proposed slopes across site is included in SWPPP.
5. Site drainage is received by Storm Sewer in the County ROW.

## 5. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS

A variety of storm water pollutant controls are recommended for this project. Some controls are intended for function temporarily and will be used as needed for pollutant control during the construction process. These include temporary sediment barriers and permanent storm retention ponds (which can also function as temporary sediment ponds). 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 areas at final grade must be seeded or sodded within 14 days after completion of work in any area. The entire site must have permanent vegetative cover established in all areas not covered by hardscape at the completion of all soil disturbing activities on site. Except for small level spots, seeded areas should generally be protected with mulch or a rolled erosion control product. All areas to be seeded will have topsoil and other soil amendments as specified on the Landscape Plan.

## 2. Structural Controls

- a) Silt Fence – Silt fence is a synthetic permeable woven or non-woven geotextile fabric incorporating metal support stakes at intervals sufficient to support the fence (2–feet maximum distance between posts), water, and sediment retained by the fence. The fence is designed to retain sediment-laden storm water and allow settlement of suspended solids before the storm water flows through the fabric and discharges off-site. Silt fence shall be located on the contour to capture overland, low-velocity sheet flows. The Contractor may utilize triangular silt dikes and/or non-wire backed silt fence as intermediate BMPs. Install silt fence at a fairly level grade along the contour with the ends curved uphill to provide sufficient upstream storage volume for the anticipated runoff. Drainage areas shall not exceed 2 acres per 100 feet of silt fence for slopes less than 2 percent.

- b) Construction Exit – All access points from the public street into the construction site shall include a construction exit composed of coarse stone to the dimensions shown on the Existing Conditions and Demolition Plan. The rough texture of the stone helps to remove clumps of soil adhering to the construction vehicles Utes through the action of vibration and jarring over the rough surface and the friction of the stone matrix against soils attached to vehicle tires.

- c) In addition to the stone at the construction exit, it may be necessary to install devices such as pipes (cattle guards) 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.

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

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

- f) Inspection and any necessary cleaning of the underground storm system shall be included as part of this swpp.

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

## B. OTHER POLLUTANT CONTROLS

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

## 1. Dust Control

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

## 2. Solid Waste Disposal

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

Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means necessary in order to ensure that they do not discharge from the site. An example of such substances would be hazardous 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. If a spill occurs, it must be contained and disposed of so that it will not flow from the site or enter groundwater. If a spill occurs, it must be contained and disposed of so that it will not flow from the site or enter groundwater. If a spill occurs, it must be contained and disposed of so that it will not flow from the site or enter groundwater.

## 3. Sanitary Facilities

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

## 4. Non-Storm Water Discharge

Non-storm water components of site discharges are not permitted under ILRI0 except as follows: discharges from fire fighting activities; fire hydrant flushings; water used to wash vehicles where detergents are not used; waters used to control dust; potable water sources including uncontaminated waterline flushings; irrigation discharges; routine external building washdowns; and other discharges that do not use detergents, paint, solvents, or other 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.

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.

## 5. Mason's Area

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

## 7. Fuel Tanks

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

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 110, Subpart 140 CFR 112.

## 8. Hazardous Material Management and Spill Reporting Plan

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

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

Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA shall be immediately reported to the EPA National Response Center (1-800-424-8802). In addition, 35 ILCS Admin. Code 750.410 requires notification of IMA (1-800-782-7880). 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 (22 ILCS 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 other undesirable residue or emulsion to be deposited beneath the water surface or on adjoining shorelands. The reportable quantity for hazardous materials can be found in 40 CFR 302 or by contacting the IMA (1-800-782-7880).

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

- a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and additives, etc.) will be stored in a secure location, under cover, when not in use.
- b) The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery as close to time of use as practical.

- c) 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 provided at the storage site.

- d) All of the products in a container will be used before the container is disposed of. All such containers will be triple rinsed, with water prior to disposal. The rinse water will be disposed of in a manner in compliance with State and Federal regulations and will not be allowed to mix with storm water discharges.

- e) All products will be stored in and used from the original container with the original product label.

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

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

## 9. Long Term Pollutant Controls

Storm water pollutant 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 (ISR) of 0.76.

## C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs)

During the construction phase, the Contractor shall implement the following measures:

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

2. The Contractor shall designate areas on the Site Map for equipment cleaning, maintenance, and repair. The Contractor and sub-contractors shall utilize such designated areas. Cleaning, maintenance, and repair areas shall be protected by a temporary perimeter berm, and shall be located 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 such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical disposal facility.

## D. OFF-SITE FACILITIES IN THE OPERATIONAL CONTROL OF THE CONTRACTOR

Whenever dirt, rock, or other materials are imported to the construction site or exported for placement in areas off of the primary construction site, the Contractor is responsible for determining that all storm water permitting and pollutant control requirements are met for each site which receives such materials or from which site materials are taken. Prior to the disturbance of any such site, Contractor will confirm that the operators of the site they are "importing to or exporting from have properly obtained all required permits, and will comply with all laws, regulations and permit conditions applicable to such sites.

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

## 4. LOCAL PLANS

In addition to this SWPPP, construction activities associated with this project must comply with any guidelines set forth by Local regulatory agencies. The Contractor shall maintain documents evidencing such compliance in this SWPPP.

## 5. INSPECTIONS AND SYSTEM MAINTENANCE

Between the time this SWPPP is implemented and final Notice of Termination has been submitted, all disturbed areas and pollutant controls must be inspected weekly and within 24 hours of the end of a storm event 0.5 inches or equivalent rainfall. 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 controls to be repaired, modified, supplemented, or take additional steps as necessary in order to achieve effective pollutant control.

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

## A. CONSTRUCTION EXIT AND TRACK OUT

Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit. Edits shall be maintained or supplemented as needed. The Contractor shall be responsible for the release of sediment from vehicles leaving the site. Any sediment deposited on the roadway, shall be swept as necessary throughout the day or at the end of every day and disposed of on an appropriate sediment trap or other control device. 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.

## C. MATERIAL STORAGE AREAS

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

## D. VEGETATION

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

## E. DISCHARGE POINTS

All discharge points must be inspected to determine whether erosion and sediment control measures are effective in preventing discharge of sediment from the site or impacts to receiving waters.

The Inspection Report Form must identify all deficiencies, any corrections, whether they are identified during the current inspection or have occurred since the previous inspection, and any additional comments. Based on inspection results, any modification necessary to increase effectiveness of this SWPPP to an acceptable level must be made immediately but no longer than within 48 hours of inspection. The inspections reports must be complete and additional information should be included to fully document the inspection and the results of the inspection report is the inspection report. 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 deficiencies of non-compliance.

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

If any violation of the provisions of this plan is identified during the course of the construction work covered by this plan, the Contractor's Compliance Officer shall complete and file an "Incidence of Noncompliance" (ION) report for the identified violation. The Contractor's Compliance Officer shall use forms provided by the IEPA and shall include specific information 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 noncompliance shall be signed by a responsible authority in accordance with Part V.G of the General Permit. The report of noncompliance shall be mailed to the following address:

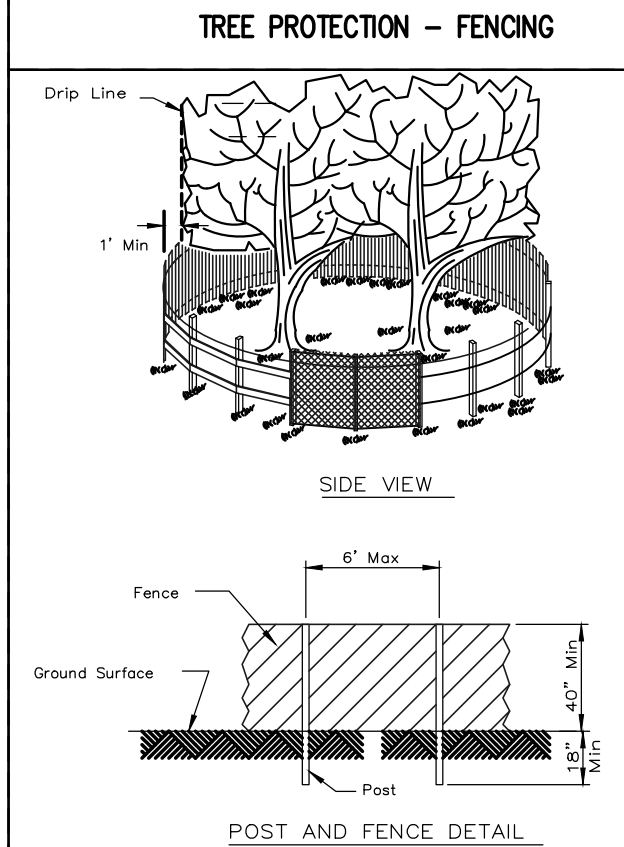
Illinois Environmental Protection Agency  
Division of Water Pollution Control  
Attn: Compliance Assurance Section  
1021 North Grand East  
P.O. Box 19276  
Springfield, IL 62794-9276

Ultimately, it is the responsibility of the General Contractor to assure the adequacy of site pollutant discharge controls. Actual physical site conditions 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 modification, additions or deletions of sediment control devices must be approved by the Engineer through written communications.

## CONCRETE WASHOUT NOTE:

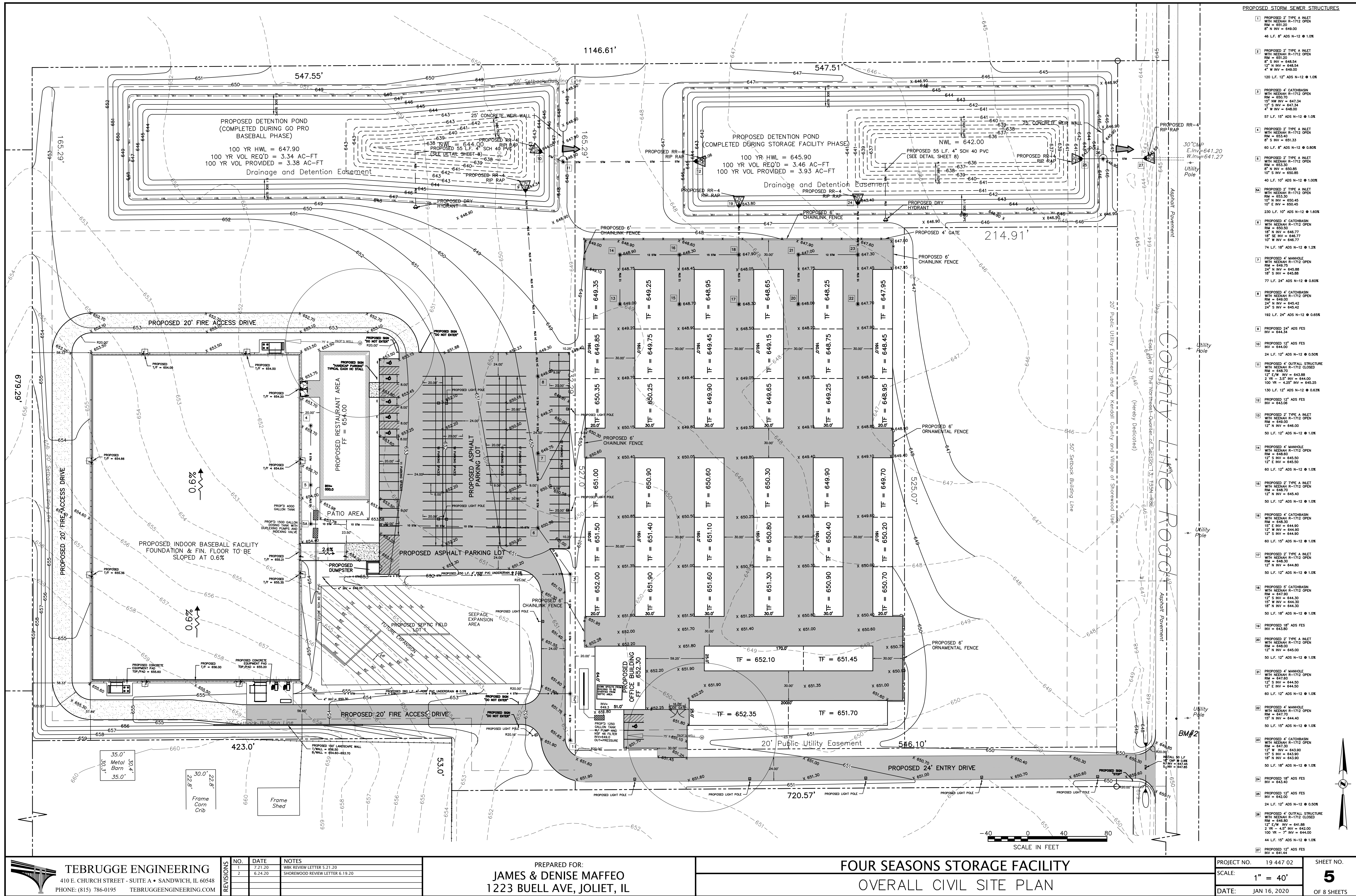
CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER WATER BODIES. STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER SIGNAGE. FAILURE TO COMPLY COULD RESULT IN AN INCIDENT OF NONCOMPLIANCE (ION).

## TREE PROTECTION – FENCING

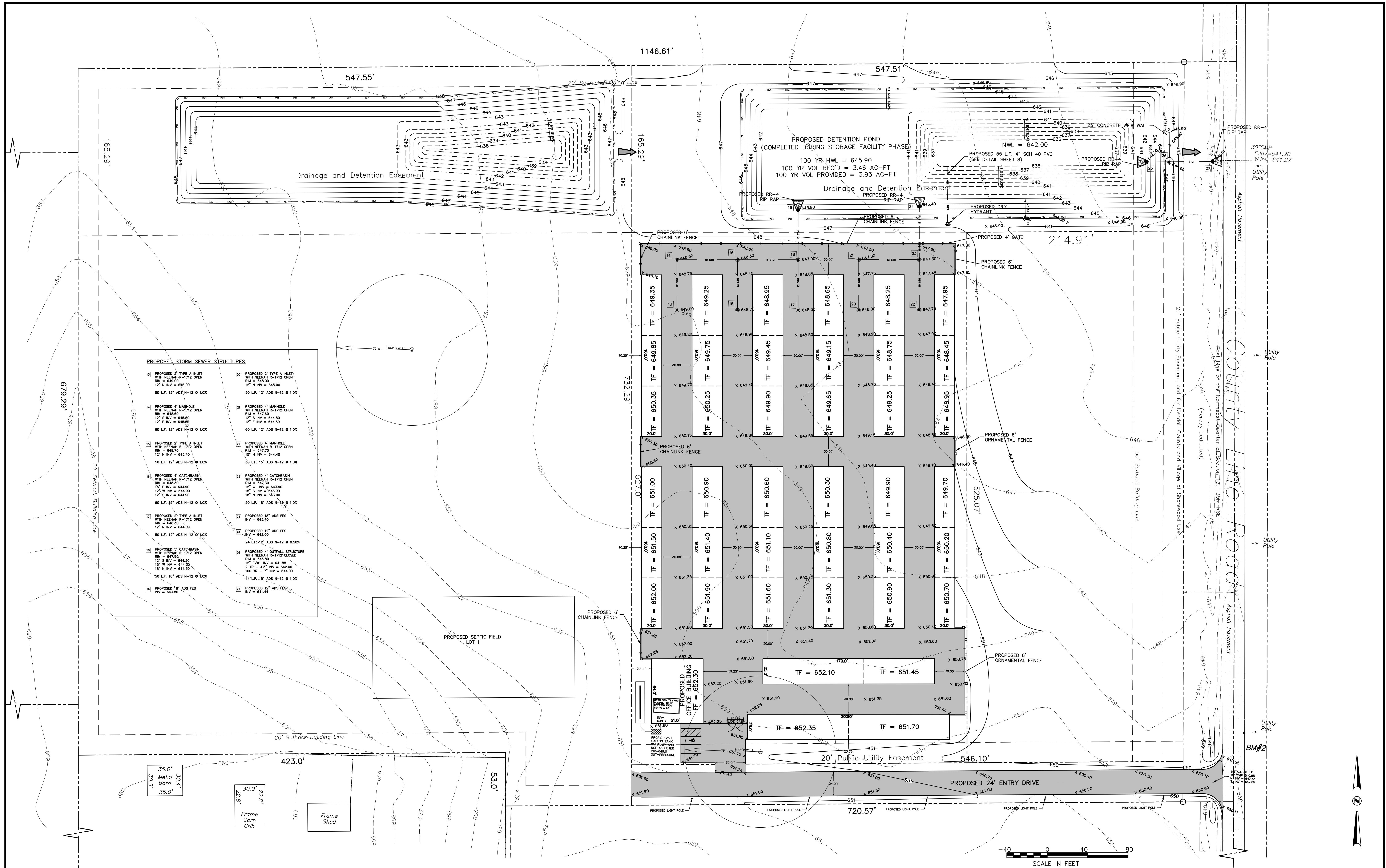


NOTES:  
1. The fence shall be located a minimum





NO.	DATE	NOTES
1	7.21.20	WSR REVIEW LETTER 5.21.20
2	6.24.20	SHOREWOOD REVIEW LETTER 6.19.20



REVISIONS	NO.	DATE	NOTES
	1	7.21.20	WBK REVIEW LETTER 5.21.20
	2	6.24.20	SHOREWOOD REVIEW LETTER 6.19.20

PREPARED FOR:  
JAMES & DENISE MAFFEO  
1223 BUELL AVE, JOLIET, IL

FOUR SEASONS STORAGE FACILITY  
CIVIL SITE PLAN

PROJECT NO.	19 447 02	SHEET NO. <b>6</b> OF 8 SHEETS
SCALE:	1" = 40'	
DATE:	JAN 16, 2020	



## 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. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" 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.

3. 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.

4. 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.

5. 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.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR 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.

7. 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.

8. 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.

9. 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.

10. 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 ON-SITE 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.

11. 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.

12. 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.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1928) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STEIGLER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

14. 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 TRENCES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF FIVE (5) 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. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL SPECIALLY BE RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443. LOCATIONS WHERE THE STORM SEWER CROSSES WATERWAYS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.

3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS) AND SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.

4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NENEAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NENEAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NENEAH R-3015 (OR EQUAL) FOR 86.12 CURB AREAS, AND NENEAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.

5. 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.

6. ALL STORM SEWERS AND WATERMANS 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.

7. 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.

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

9. 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 EXISTING 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.

10. ALL FLOOR DRAINS AND FLOOR DRAIN PUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.

11. 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.

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

13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8" POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.

14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

## EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL CONDITIONS WITH THE ESTABLISHMENT OF EARTH DEMONSTRATION 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 SOILS 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 TO ENTER THE PROPERTY DURING THE BIDDING PHASE. 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 &amp; 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 SIDEWALK 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.

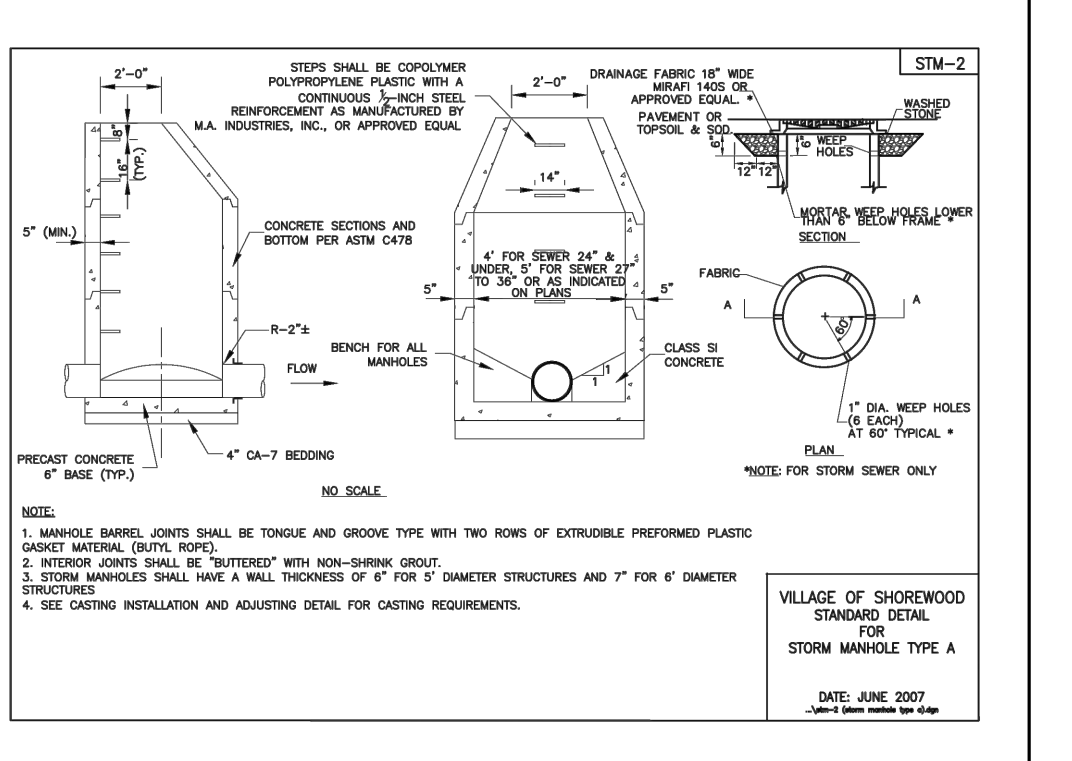
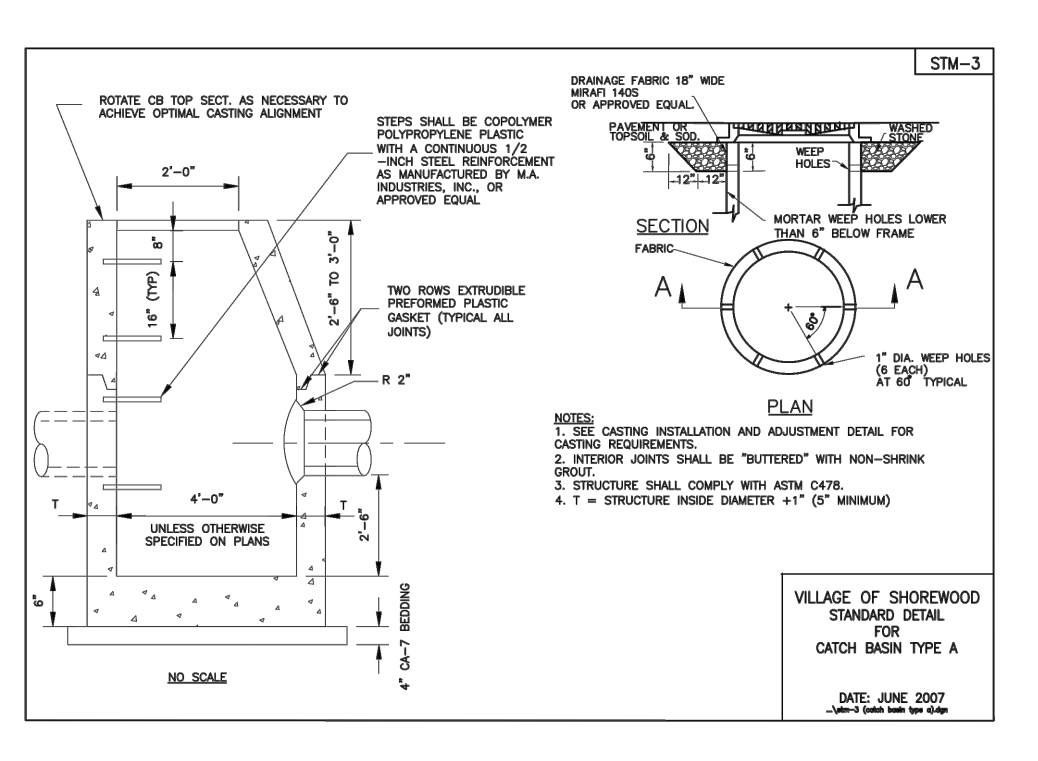
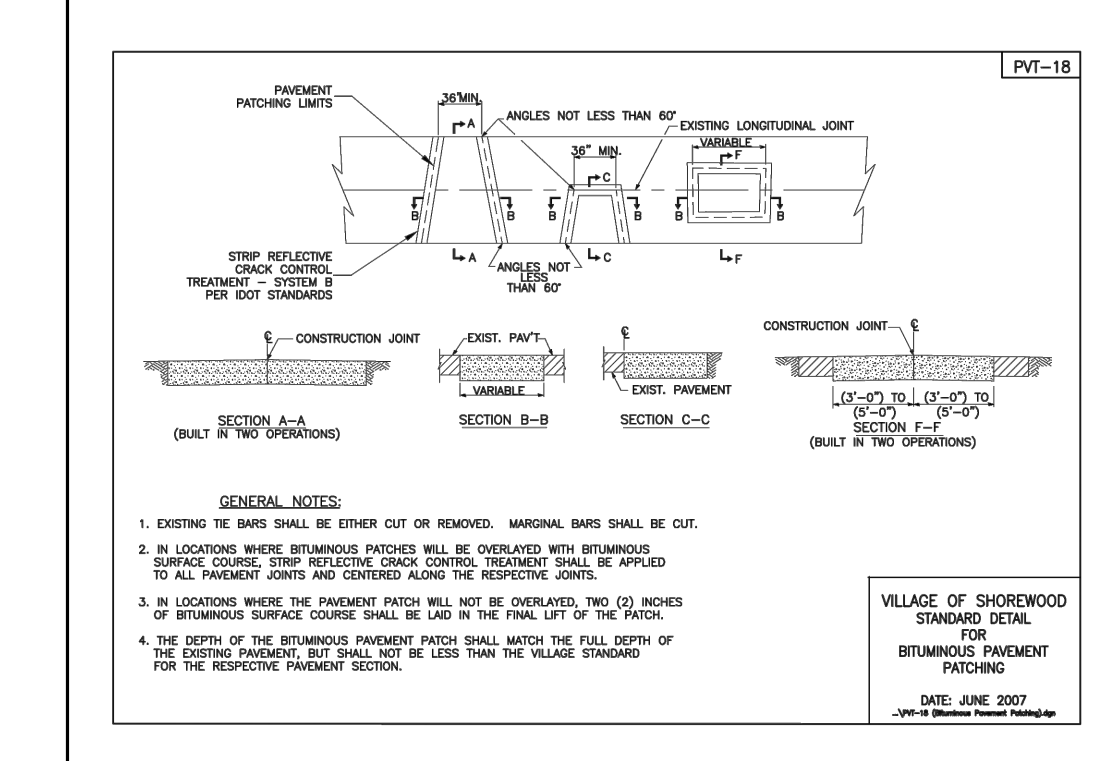
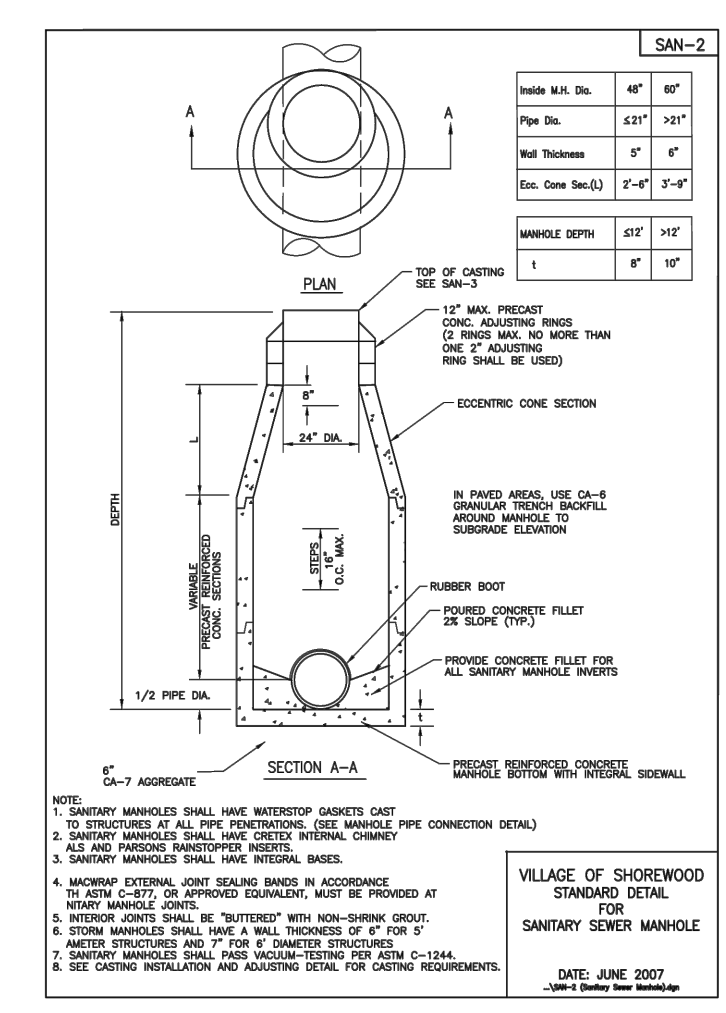
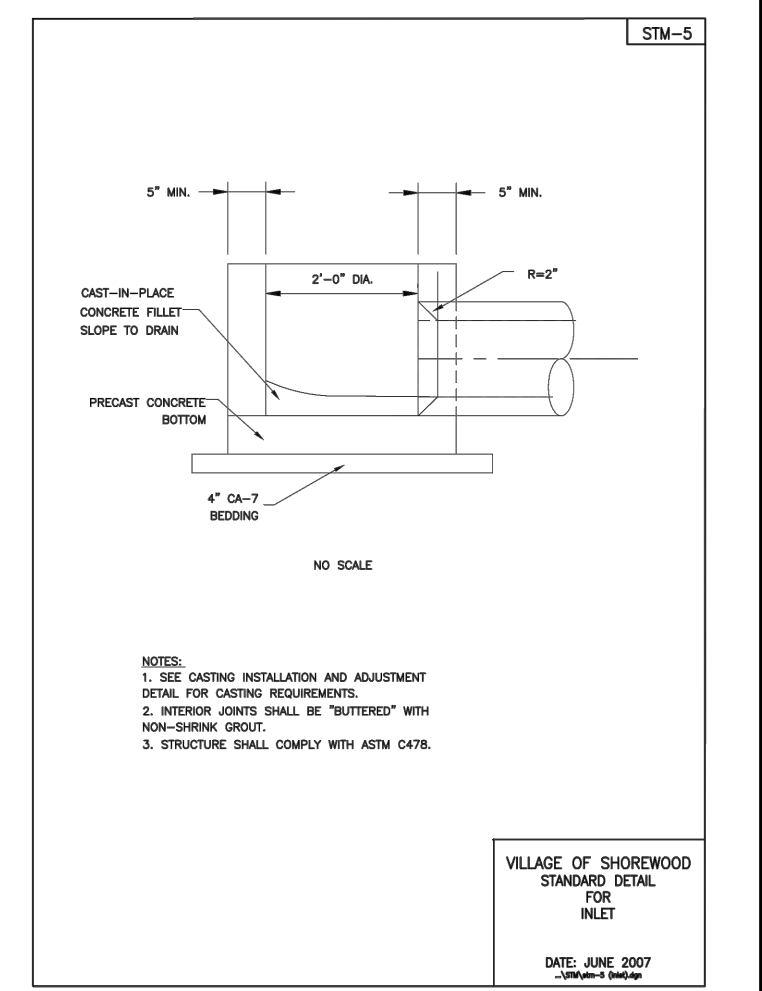
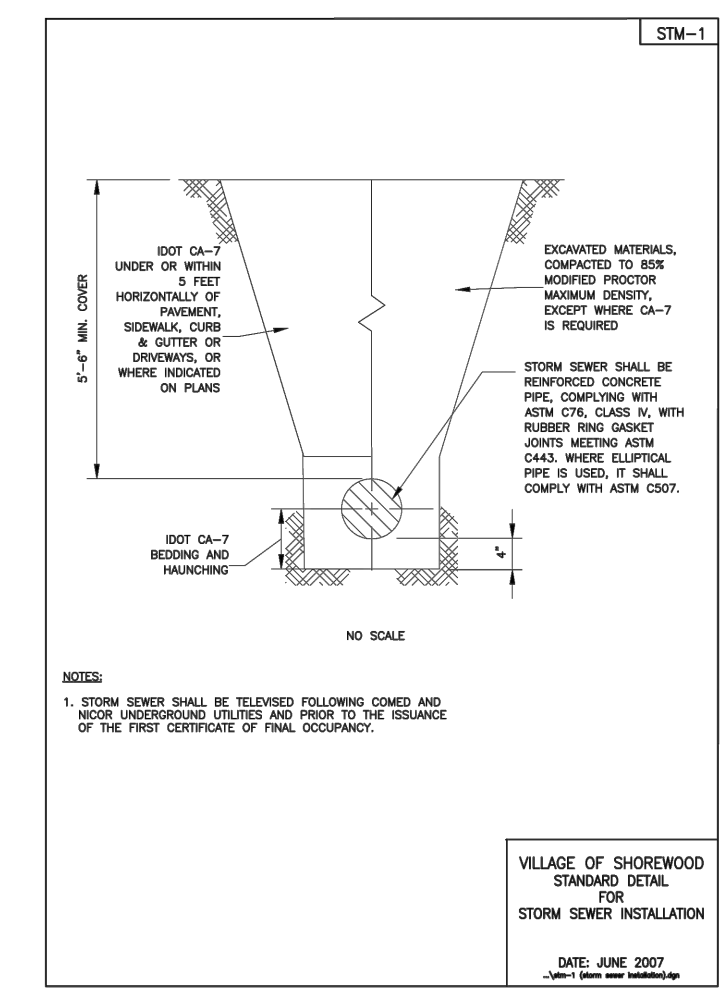
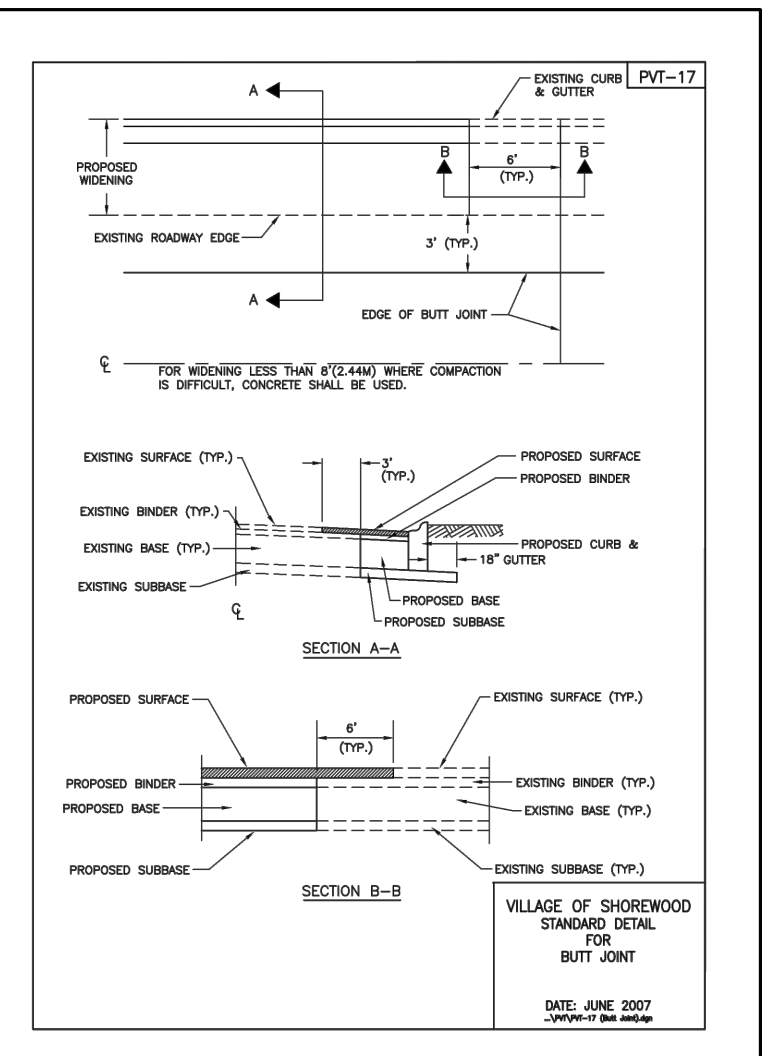
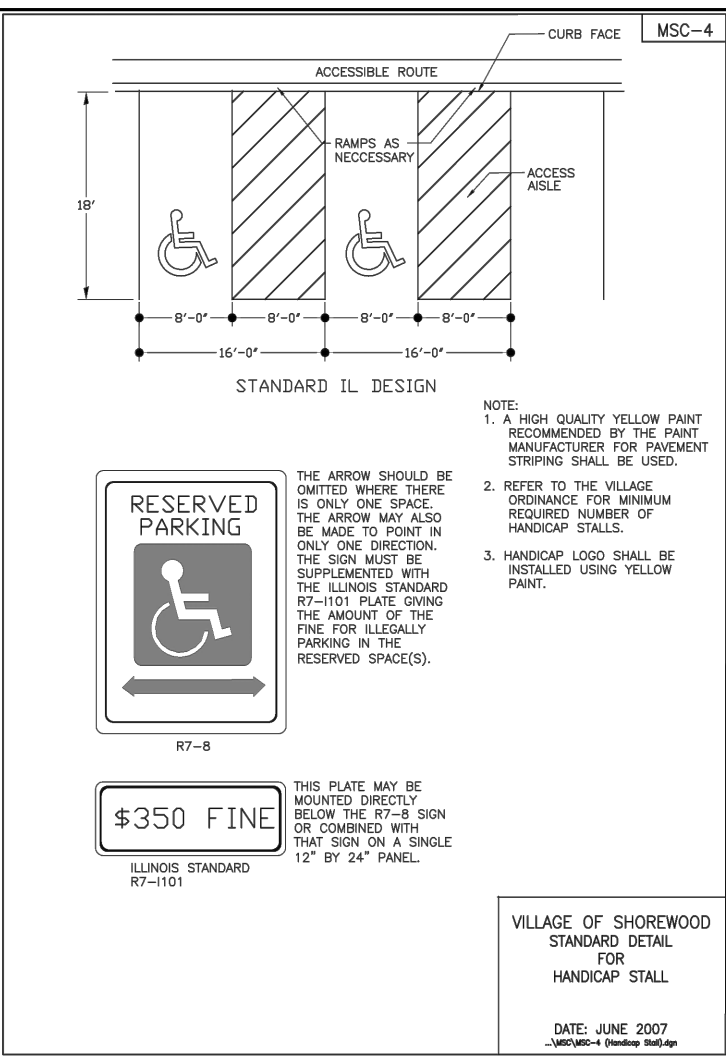
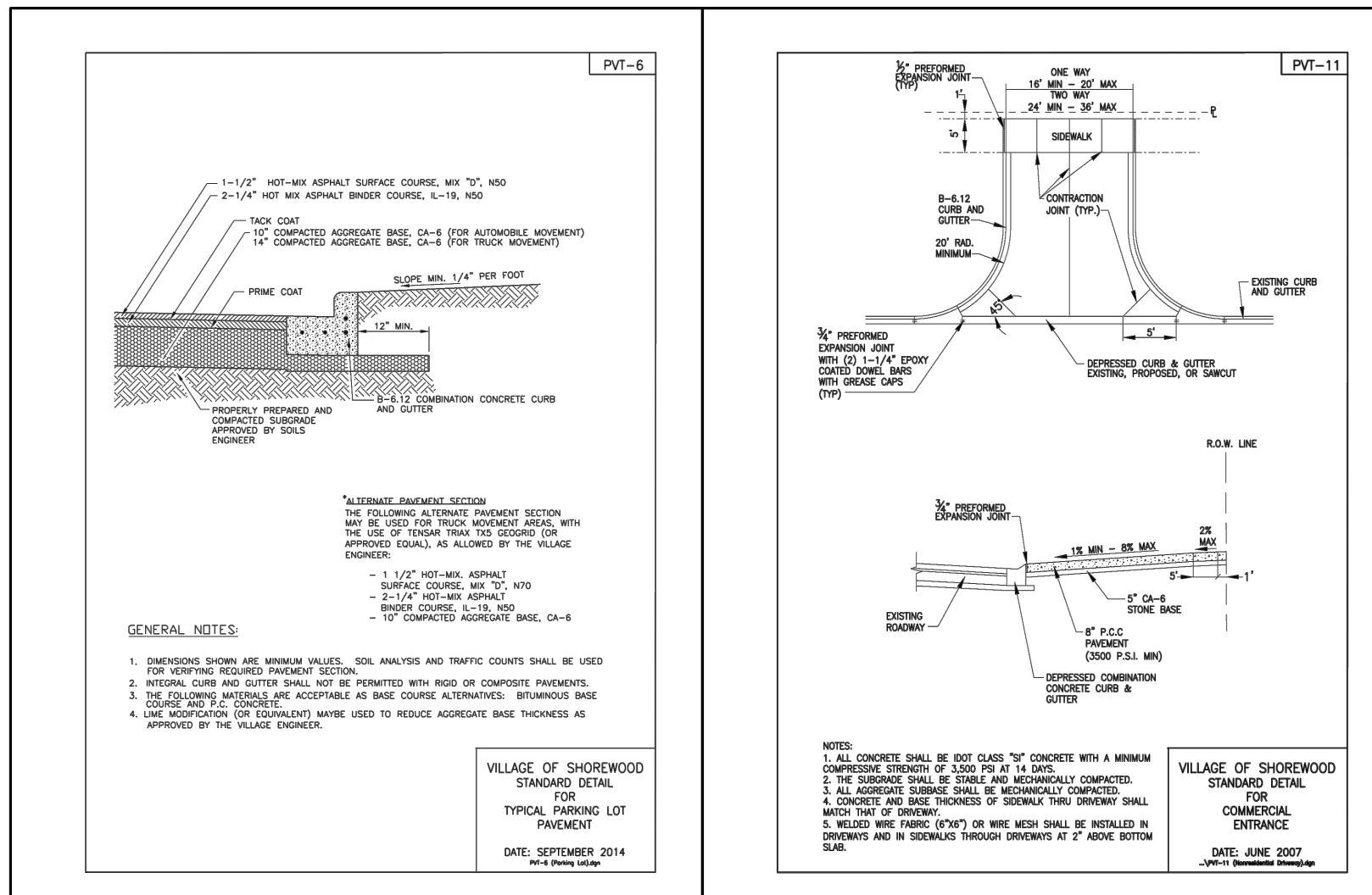
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.

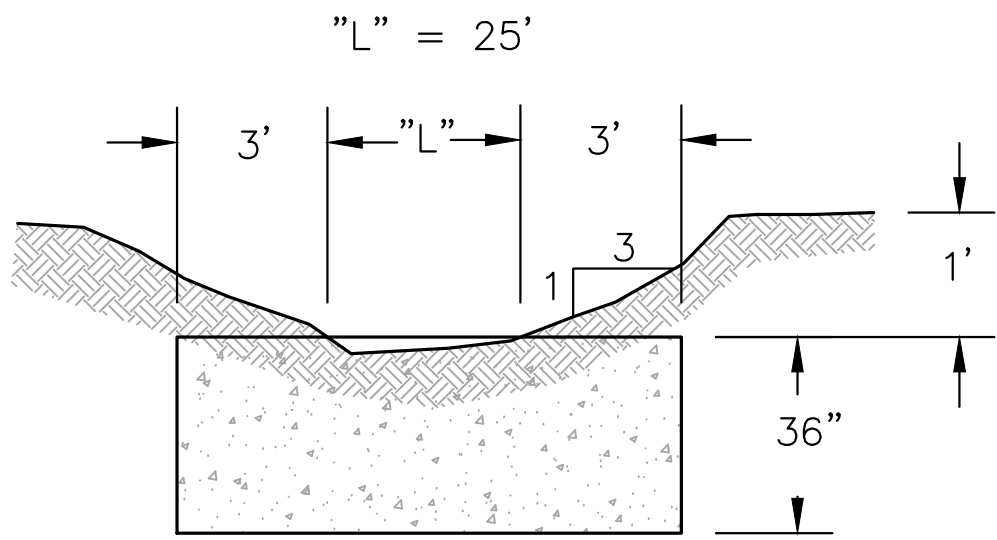
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1-502 OF SAME SPECIFICATIONS.

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.

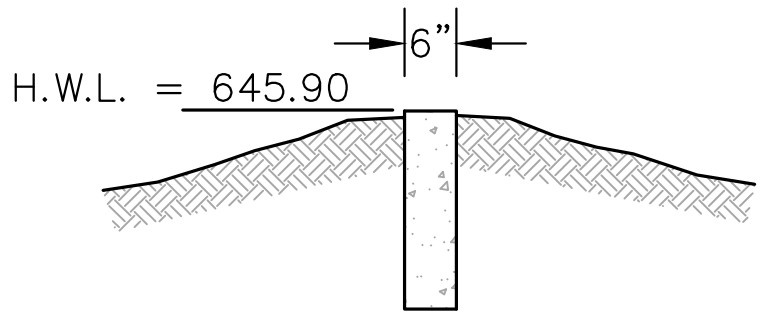
13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION, ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.





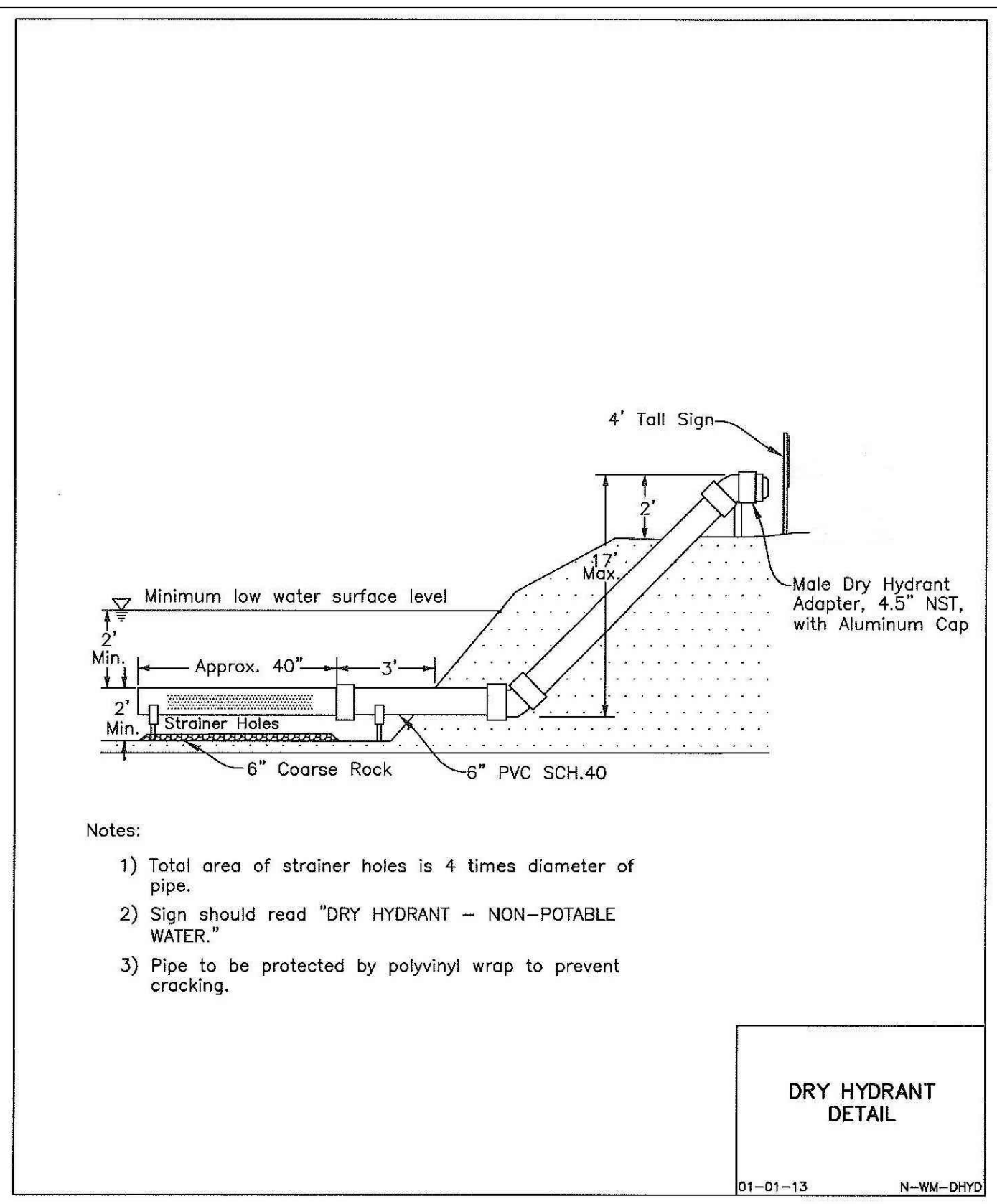
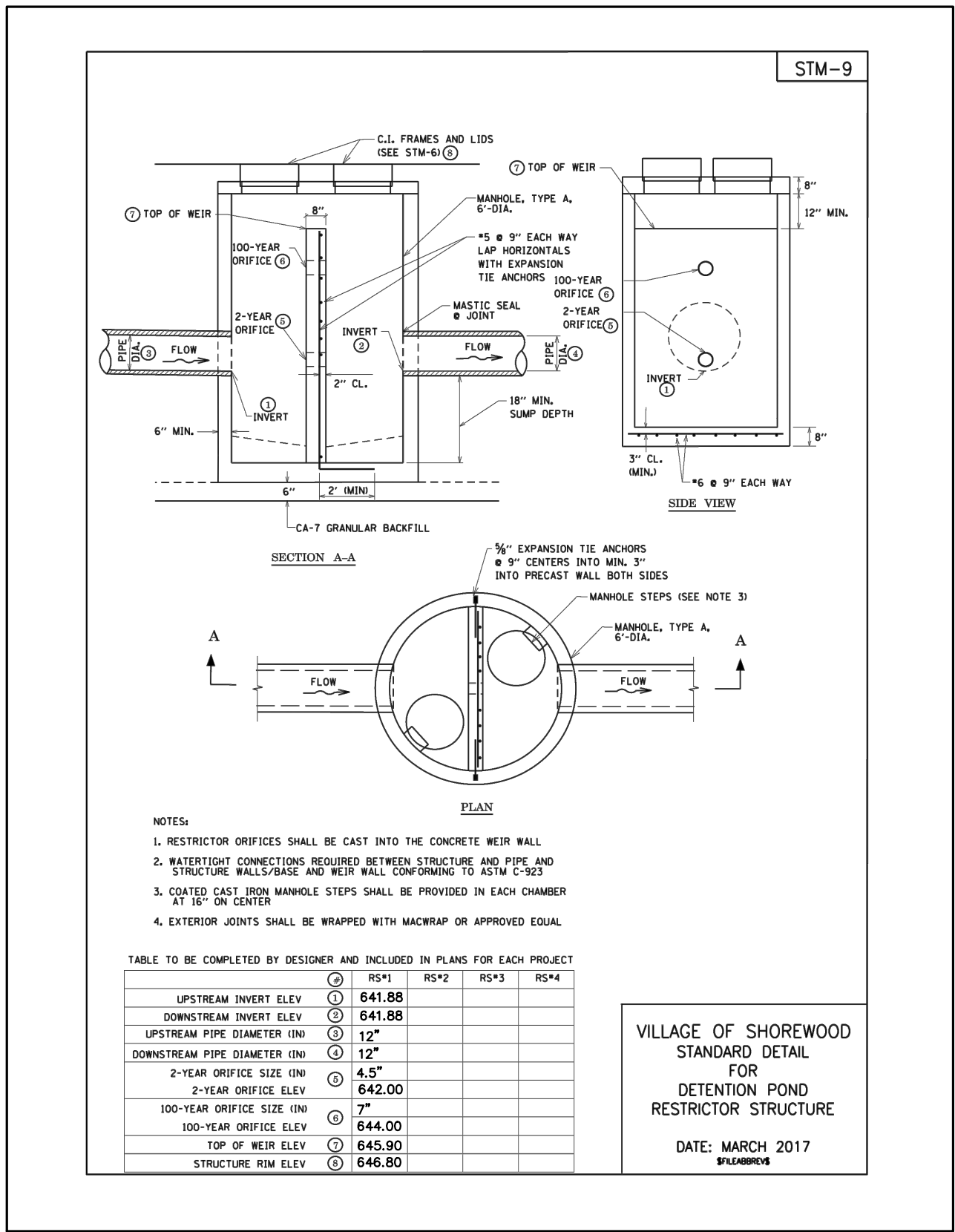
FRONT VIEW



SIDE VIEW

CONCRETE OVERFLOW DETAIL  
N.T.S.

NOTE:  
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ONE FOOT DEPTH OF  
WATER

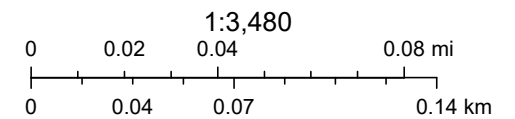
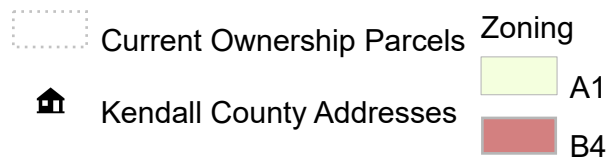


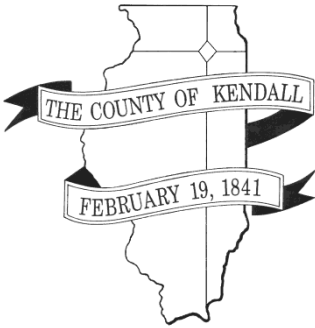


## Kendall County Web GIS



July 17, 2020





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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 20-20****Jason Shelley on Behalf of Goprobball, LLC and  
James and Denise Maffeo on Behalf of Four Season Storage, LLC  
Sign Height Variance****BACKGROUND AND INTRODUCTION**

Goprobball, LLC would like to sell the northeastern portion of the subject property to James and Denise Maffeo for an indoor and outdoor storage business called Four Seasons Storage and market the frontage along County Line Road for future commercial development.

The Petitioners are also working on preliminary and final plats for a four (4) lot commercial subdivision which are still under review.

As part of this commercial development, the Petitioners would like to install signage similar to the signs shown in Attachment 4. The signs would be twelve feet (12') in height. A reader board for the indoor athletic facility would be located at the bottom of the sign.

Section 12.10.A.2.d of the Kendall County Zoning Ordinance requires pole signs to be a minimum of ten feet (10') above the surrounding grade. The Petitioners would like to install the sign at grade.

The application materials are included as Attachment 1. The Petitioner's proposed Findings of Fact can be found on page 4 of Attachment 1. The landscaping plan, which shows the proposed sign location, is included as Attachment 2. The aerial of the property is included as Attachment 3.

**SITE INFORMATION**

**PETITIONERS:** Jason Shelley on Behalf of Goprobball, LLC and James and Denise Maffeo on Behalf of Four Season Storage, LLC

**ADDRESS:** Portion of the Northern 18.7 Acres of 195 Route 52 (Northeastern 4.67 +/- Acres)

**LOCATION:** Northwest Corner of Route 52 and County Line Road





July 17, 2020

Current Ownership Parcels Zoning  
 Kendall County Addresses A1  
 B4

View GIS Disclaimer at <https://>

TOWNSHIP: Seward

PARCEL #: Northeastern Part of 09-13-200-002

LOT SIZE: 40 Acres (Total Existing Parcel) 4.67 +/- Acres (Proposed Site Plan Area)

EXISTING LAND  
USE: Agricultural

ZONING: A-1 Agricultural (Rezoning to B-2 General Business District Under Consideration)

LRMP:	Future Land Use	Commercial
	Roads	County Line Road is a Township Maintained Arterial Road.
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED ACTION: Variance to Allow a Pole Sign at Grade Instead of the Required Ten Feet (10') Above the Surrounding Grade in Business Districts

APPLICABLE REGULATIONS: § 12.10.A.2.d – Sign Regulations in the Business Zoning Districts  
 §13.04 – Variation Procedures and Requirements

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Public/Institutional and Suburban Residential (1 DU/Acre)	A-1 and A-1 SU
South	Agricultural/Farmstead/Fertilizer and Grain Operation	A-1 and A-1 SU, and B-4	Public/Institutional and Suburban Residential	A-1 and A-1 SU
East	Agricultural	A-1 (Will County)	Commercial	A-1 (Kendall County) A-1 (Will County)
West	Agricultural	A-1 and B-4, B-3 (Pending)	Suburban Residential	A-1 and A-1 SU

Minooka School District 111 owns the adjacent properties to the north and west of the subject property.

The A-1 special use to the north is for a church. The A-1 special use to the south is for a fertilizer and grain storage operation. The A-1 special use to the west appears to be for an airstrip. The property at 276 Route 52 has a special use permit for a landscaping business.

Seven (7) existing houses are within one half (1/2) mile of the subject property.

**ACTION SUMMARY****SEWARD TOWNSHIP**

Seward Township was emailed this proposal on August 5, 2020.

**VILLAGE OF SHOREWOOD**

The Village of Shorewood was emailed this proposal on August 5, 2020.

**TROY FIRE PROTECTION DISTRICT**

The Troy Fire Protection District was emailed this proposal on August 5, 2020.

**GENERAL INFORMATION**

The proposed sign would be used to promote businesses in the Go Pro Sports Subdivision and to communicate the start of games at the indoor athletic facility.

**APPLICATION FEES**

At their meeting on June 8, 2020, the Kendall County Planning, Building and Zoning Committee approved a ninety (90) day waiver on the payment of application fees. Unless further waived, all application fees would be due prior to recording of the variance.

**FINDINGS OF FACT**

§ 13.04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The existing ordinance would result in twenty-two foot (22') tall sign that would be out of character with the surrounding rural residential and agricultural area.*



*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Other properties with the same zoning classification could request similar variances. However, few of the other business zoned areas in the unincorporated area of Kendall County are in a rural area like the subject property.*

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The difficulty was created because the regulations anticipated such uses in a less rural setting.*

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. Provided the sign is placed at location shown on the landscaping plan, the variation will not be detrimental to the public welfare or injurious to other properties in the neighborhood.*

*That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The proposed variance will not impair any of the above items and will not impact the roadway, if the sign is placed in the location shown on the landscaping plan.*

## **RECOMMENDATION**

Staff recommends approval of the requested variance subject to the following conditions:

1. The sign can be located at grade.
2. The sign shall be placed substantially in the location shown on the landscaping plan provided as Attachment 2.
3. The sign shall be a maximum of twelve feet (12') in height and ten feet (10') in width.
4. The sign shall be similar to the signs provided in Attachment 4 and may include a reader board for the indoor athletic facility.
5. The sign shall be limited to advertising and communicating information about businesses located in the Go Pro Sports Subdivision. The sign may also be used for other public safety announcements and time and temperature information.
6. The variance shall not become effective until the Kendall County Board approves a map amendment rezoning the subject property to a business zoning classification.
7. The variance shall not become effective and no building permits will be issued until all applicable fees that were previously waived by the Kendall County Planning, Building and Zoning Committee are paid in full.
8. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

## **ATTACHMENTS**

1. Application Materials (Including Petitioner's Findings of Fact)
2. Landscaping Plan
3. Aerial
4. Sign Examples

Siga



# DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

## APPLICATION

PROJECT NAME GOPROBALL SPORTS DOME AND FILE #:  
Four Seasons Storage

<b>NAME OF APPLICANT</b> GOPROBALL, LLC AND FOUR SEASONS STORAGE, LLC		
<b>CURRENT LANDOWNER/NAME(S)</b>		
<b>SITE INFORMATION</b> ACRES 18+	<b>SITE ADDRESS OR LOCATION</b> Lot 1-B-4 GOPRO Subdivision (see attached mets & bounds Legal) Lot 2 Request for B-3 (Special Use for	<b>ASSESSOR'S ID NUMBER (PIN)</b>
<b>EXISTING LAND USE</b> Vacant Farmland	<b>CURRENT ZONING</b> Lot 3 B-2 Business District	<b>LAND CLASSIFICATION ON LRMP</b>
<b>REQUESTED ACTION</b> (Check All That Apply): <u>SEE ATTACHED</u>		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input checked="" type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> PRELIMINARY PLAT etc.)	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> OTHER PLAT (Vacation, Dedication,
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b>PRIMARY CONTACT</b> Daniel J. Kramer	<b>PRIMARY CONTACT MAILING ADDRESS</b> 1107A S. Bridge St. Yorkville, IL 60560	<b>PRIMARY CONTACT EMAIL</b> dkramer@dankramerlaw.com
<b>PRIMARY CONTACT PHONE #</b> 630.553.9500	<b>PRIMARY CONTACT FAX #</b> 630.553-5764	<b>PRIMARY CONTACT OTHER #</b> (Cell, etc.)
<b>ENGINEER CONTACT</b> John Teburgge	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b> info@tebruggeengineering.co m
<b>ENGINEER PHONE #</b> 630.417.7281	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER #</b> (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [Redacted Signature]		DATE 7/31/2020

FEE PAID: \$

CHECK #:

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

12:10 A. 2.1d



REQUESTED ACTION

Request Variance in Sign Ordinance to permit sign up to:

- 1) 12' in Height
- 2) No minimum elevation above ground.
- 3) Reader Board for GOPROBALL, LLC

LEGAL DESCRIPTION OF TRACT 3 (B2 Zoning Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 51.55 feet to a point hereinafter referred to as "Point A"; thence Southerly, along a line which forms an angle of  $89^{\circ}33'03''$  with the prolongation of the last described course, measured counter-clockwise therefrom, 692.32 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter for the point of beginning; thence Northerly, along the line of the last described course 692.32 feet to "Point A"; thence Westerly, parallel with said North Line, 547.51 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 213.85 feet to the point of beginning in Seward Township, Kendall County, Illinois.



SIGN VARIANCE REQUEST FOR  
GOPROBALL, LLC

1. Because of the particular physical surroundings, shape or topography conditions of the specific property involved a particular hardship to the owner would result as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.

**The existing ordinance would result in a very tall sign with 10 ft. of clearance under the sign which would be totally out of character of the surrounding rural residential and agricultural area. The proposed sign of no higher than 12 ft. and no required ground clearance underneath the sign would permit a lower level sign that would adequately take care of providing a safe entrance to the facilities, and be more aesthetically pleasing to surrounding property owners and in keeping with the rural Kendall County character.**

2. The conditions upon which the request for a variation is based would be applicable, generally, to other property within the same zoning classification.

**The conditions requested would not be applicable. The conditions on the site would actually be applicable in other rural areas of the County.**

3. That the alleged difficulty or hardship has not been created by any person presently having an interest in this property.

**The difficulty or hardship has not been created by the Petitioners but is consistent with the development plan of the County and previously approved Special Uses which have tried to limit signage.**

4. The granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.

**It will not be detrimental to the Public good and in fact being a lower level sign will be beneficial to surrounding property Owners. Having the Reader Board for the GOPRO Facility will reduce movements in and out if people coming to the facility are advised that perhaps their games or practice times are delayed, and they may choose to venture to other local venues for entertainment or to eat while waiting for their event to start.**

5. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.

**Granting of the lower level sign with no 10ft. clearance as called for under the existing Kendall County Ordinance again would benefit public safety and health, as well as encourage as aesthetically pleasing sign.**



**WARRANTY DEED  
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Hansel Ridge, LLC  
[REDACTED]

202000004426  
DEBBIE GILLETTE  
RECORDER - KENDALL COUNTY, IL

RECORDED: 3/20/2020 12:20 PM  
WD: 57.00 RHSPS FEE: 10.00  
STATE TAX: 328.00  
COUNTY TAX: 164.00  
PAGES: 4

(The Above Space for Recorder's Use Only)

THE GRANTOR **Hansel Ridge, LLC**, a limited liability company licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to **GoProBall, LLC**, an Illinois limited liability company, whose principal place of business is located 24317 W. 143<sup>rd</sup> St., Plainfield, IL 60544, in fee simple forever, the following described real estate situated in the County of Kendall, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 09-13-200-002 (part of )  
Property Address: 195 US Rt. 52, Minooka, IL 60447

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 10<sup>th</sup> day of Feb, 2020.

Fidelity  
Title YK19019359



HANSEL RIDGE, LLC

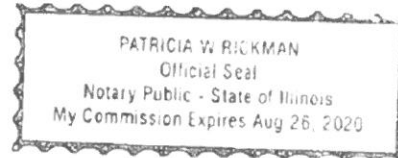
By: [REDACTED]  
John Dollinger

STATE OF ILLINOIS       )  
  ) SS,  
COUNTY OF                )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Dollinger, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10<sup>th</sup> day of Feb, 2020.

[REDACTED]  
Notary Public



THIS INSTRUMENT PREPARED BY:  
Theresa Dollinger  
Castle Law  
822 129<sup>th</sup> Infantry Dr., #104  
Joliet, IL 60435

MAIL TO:

Daniel J. Kramer  
1107A S. Bridge St.  
Yorkville, IL 60560

SEND SUBSEQUENT TAX BILLS TO:

GoProBall, LLC  
[REDACTED]

**EXHIBIT A  
LEGAL DESCRIPTION**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1142.05 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 1146.61 FEET TO A LINE WHICH IS 1500.00 FEET (NORMALLY DISTANT) EASTERLY OF THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY, PARALLEL WITH SAID WEST LINE, 679.29 FEET; THENCE EASTERLY, PARALLEL WITH SAID NORTH LINE, 423.0 FEET; THENCE SOUTHERLY, PARALLEL WITH SAID WEST LINE 53.0 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE, 720.57 FEET TO SAID EAST LINE OF THE NORTHEAST QUARTER; THENCE NORTHERLY, ALONG SAID EAST LINE, 732.32 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.





*Debbie Gillette*  
Kendall County Clerk & Recorder

## PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS )

)SS

COUNTY OF KENDALL )

Theresa Dollinger

, being duly sworn on oath, states that affiant resides at

And further states that: (please check the appropriate box)

- A. ☐ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or
- B. ☒ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

- ① The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that 5 he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

PATRICIA WICKMAN  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Aug 26, 2020

This 13th day of March, 2020

Signature of Notary Public

Signature of Affiant

111 West Fox Street, Yorkville IL 60560-1498  
Tel: (630) 553-4104 • Fax: (630) 553-4119 • Email: Dgillette@co.kendall.il.us

## QUIT CLAIM DEED

Statutory (Illinois)

### THE GRANTOR,

GOPROBALL, LLC, an Illinois  
Limited Liability Company  
Of the Village of Plainfield  
in the County of Kendall  
and State of Illinois

for and in consideration of \$10.00 in hand paid, CONVEY and QUIT CLAIM TO:

FOUR SEASONS STORAGE, LLC, an Illinois Limited Liability Company  
whose address is: 1223 Buell Avenue, Joliet, Illinois 60435

all interest in the following described Real Estate situated in the County of Kendall in the State  
of Illinois to wit:

SUBJECT TO: Existing easements, covenants, and restrictions of record, and 2019 and  
subsequent years real estate taxes.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of  
the State of Illinois.

Permanent Real Estate Index Number: part of 09-13-200-002  
Address of Real Estate: 8.6902 acres vacant land, County Line Road, Seward Township, Kendall  
County, Illinois

Dated this 27th day of March, 2020.

GOPROBALL, LLC, an Illinois Limited Liability Company  
BY:



Jason Shelley, Manager



GOPROBALL, LLC, an Illinois Limited Liability Company  
BY:


  
James Maffeo, Manager

Quit Claim Deed

STATE OF ILLINOIS       )  
  ) SS.  
COUNTY OF Kendall )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Maffeo and Jason Shelley personally known to me to be the same person \_\_ whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.


Given under my hand and notarial seal this 27th Day of March, 2020.

  
Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
Four Seasons Storage, LLC  




THIS DOCUMENT PREPARED BY:  
AFTER RECORDING, RETURN TO:  
Attorney Daniel J. Kramer  
1107A S. Bridge Street  
Yorkville, IL 60560

This Transaction EXEMPT under provisions  
of 35ILCS 200/31-45, Par. \_\_\_\_.  
Dated March 27, 2020.  
Signed 

LEGAL DESCRIPTION OF TRACT 2 (B-3 Special Use Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet for the point of beginning; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Westerly, parallel with said North Line, 332.25 feet to a line drawn Southerly from the point of beginning, parallel with said West Line; thence Northerly, parallel with said West Line, 527.0 feet to the point of beginning in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT 3 (B2 Zoning Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 51.55 feet to a point hereinafter referred to as "Point A"; thence Southerly, along a line which forms an angle of 89°33'03" with the prolongation of the last described course, measured counter-clockwise therefrom, 692.32 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter for the point of beginning; thence Northerly, along the line of the last described course 692.32 feet to "Point A"; thence Westerly, parallel with said North Line, 547.51 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 213.85 feet to the point of beginning in Seward Township, Kendall County, Illinois.

PLAT ACT AFFIDAVIT  
(FILE WITH THE RECORDER OF DEEDS OF KENDALL COUNTY)

STATE OF ILLINOIS )  
 )ss.  
COUNTY OF KENDALL )

DOCUMENT #

DANIEL J. KRAMER, being duly sworn on oath, states that he resides at  
1107A S. Bridge Street, Yorkville, IL 60560 That the attached deed represents:

1. The subject property is unsubdivided property.
2. A distinct separate parcel qualifying for a Kendall County building permit prior to August 10, 1971
3. The division of subdivision of the land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
4. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
5. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
6. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
7. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
8. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
9. The conveyance is made to correct descriptions in prior conveyances.
10. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
11. The sale is of a single lot of less than five acres from a larger tract, evidenced by a survey made by a registered surveyor which single lot is the first sale from said larger tract as determined by the dimensions and configurations thereof on October 1, 1973, and which sale does not violate any local requirements applicable to the subdivision of land.


CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

  
DANIEL J. KRAMER, Attorney at Law

SUBSCRIBED AND SWORN to before me

this 24th day of March, 2020

  
Notary Public





# KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Goprobball, LLC  
 Address [REDACTED]  
 City [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought Development
3. Nature of Applicant: (Please check one) LLC  
☐ 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:  
Limited Liability Company
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 |
|---------------|------------|----------|
| Jason Shelley | [REDACTED] | 50%      |
| James Maffeo  | [REDACTED] | 50%      |
|               |            |          |
|               |            |          |
|               |            |          |
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:  
Jason Shelley, Manager [REDACTED]

## VERIFICATION

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

Subscribed and sworn to before me this 15th day of July, A.D. 2020

(seal)



[REDACTED]  
Notary Public

# KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Four Seasons Storage, LLC  
 Address [REDACTED]  
 City [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought \_\_\_\_\_
3. Nature of Applicant: (Please check one)
  - ☐ Natural Person (a)
  - ☐ Corporation (b)
  - ☐ Land Trust/Trustee (c)
  - ☐ Trust/Trustee (d)
  - ☐ Partnership (e)
  - ☐ Joint Venture (f)
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:  
Limited Liability Company
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:
 

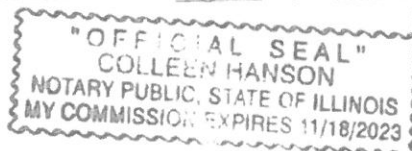
NAME	ADDRESS	INTEREST
<u>James Maffeo</u>		<u>50%</u>
<u>Denise Maffeo</u>		<u>50%</u>
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:  
[REDACTED]

## VERIFICATION

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

Subscribed and sworn to before me this 28th day of March, A.D. 2020

(seal)



Notary Public





Perennials, Ornamental Grasses, and Groundcovers			
Qty.	Size	Botanical Name	Common Name
10	#1 cont.	<i>Sporobolus heterolepis</i>	Prairie Dropseed
10	Total		

- 
- Diagram illustrating four types of trees and shrubs:
- Shade Tree
  - Evergreen Shrub
  - Deciduous Shrub
  - Ornamental Grass

# PROJECT Go Pro Ball Facility




**uplandDesign Ltd**  
Park Planning and Landscape Architecture  
24042 Lockport St, Plainfield, Illinois 60544  
815-254-0091 [www.uplanddesign.com](http://www.uplanddesign.com)

# Landscape Plan

**SHEET NUMBER**      **L1.0**

**DRAW / REVISION**

TD/LD	Permit Submittal	19FEB2020
DW/MB	Revision 1/Rendering 	06MAR2020

Project Number 813  
Copyright 2020 Upland Design Ltd

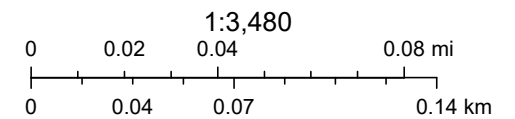


## Kendall County Web GIS



July 17, 2020

- Current Ownership Parcels
- Kendall County Addresses
- Zoning**
- A1
- B4





**DENTAL** dreams  
dentistry for KIDS and ADULTS

Medicaid Welcome 815-773-6200



AT&T

AmeriCash Loans



Little Caesars

Size of sign is good  
See second picture  
for height.



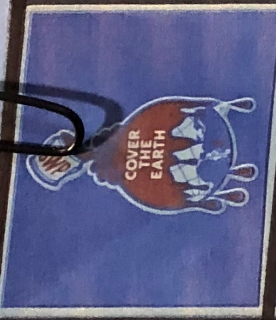
12'

4 Seasons

10'

GoPro

Message Board



SHERWIN  
WILLIAMS

PAINT  
WALLPAPER  
ACCESSORIES



DRIVE THRU  
AND CARRY OUT  
OPEN

