

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)**  
**September 3, 2024 – Approved Meeting Minutes**

PBZ Chairman Seth Wormley called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department  
David Guritz – Forest Preserve  
Brian Holdiman – PBZ Department  
Fran Klaas – Highway Department  
Commander Jason Langston – Sheriff's Department  
Alyse Olson – Soil and Water Conservation District  
Seth Wormley – PBZ Committee Chair

Absent:

Meagan Briganti – GIS Department  
Greg Chismark – WBK Engineering, LLC  
Aaron Rybski – Health Department

Audience:

Tom Carroll, Jim Filotto, Katherine Rousonelos, Ray Jackinowski, and Dan Kramer

**AGENDA**

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the agenda as presented.

With a voice vote of seven (7) ayes, the motion carried.

**MINUTES**

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the August 6, 2024, meeting minutes.

With a voice vote of seven (7) ayes, the motion carried.

**PETITIONS**

**Petition 24-24 James W. Filotto on Behalf of Oakland Avenue Storage, LLC**

Mr. Asselmeier summarized the request.

Mr. Asselmeier noted that a revised site plan was submitted in response to comments from WBK Engineering.

On July 16, 2024, the Kendall County Board approved Ordinance 2024-26, rezoning the subject property to B-3 Highway Business District. On July 8, 2024, the Kendall County Planning, Building and Zoning Committee approved a conditional use permit for a contractor's office or shop (roofing contractor) where all storage of equipment and materials are inside a building.

The Petitioner is requesting site plan approval as required by Section 13:10 of the Kendall County Zoning Ordinance.

The application materials, improvement plans, landscaping plan, site plan, and the building elevations were provided.

The property is located between 276 and 514 Route 52 in Seward Township.

The property is approximately eleven (11) acres.

The County's Future Land Use Map calls for the property to be Commercial. The Village of Shorewood's Future Land Use Map calls for the property to be Mixed Use.

Route 52 is a State maintained Arterial Road.

There is a trail planned along Route 52.

There are no floodplains or wetlands on the property.

The adjacent properties are Agricultural, Single-Family Residential, and a Landscaping Business.

The adjacent properties are zoned A-1 and A-1 SU.

The County's Future Land Use Map calls for the area to be Public/Institutional, Suburban Residential and Commercial. The Village of Shorewood's Future Land Use Map calls for the area to be Mixed Use, a School, and Single-Unit Residential Detached.

The properties within one half (1/2) mile are zoned A-1, A-1 SU, B-2, B-3 SU, B-4, and Will County Zoning.

The A-1 special use permits to east are for a landscaping business and fertilizer plant.

The A-1 special use permit to the west is for a landing strip.

The B-3 special use permit to the east is for indoor and outdoor storage.

The property to the north of the subject property is planned to be a school.

EcoCAT Report submitted and consultation was terminated.

Petition information was sent to Seward Township on August 21, 2024.

Petition information was sent to the Village of Shorewood on August 21, 2024. Mr. Asselmeier read an email from the Village of Shorewood stating they had no comments.

Petition information was sent to the Minooka Fire Protection District on August 21, 2024. Mr. Asselmeier read a comment letter and turning radius information from the Minooka Fire Protect District.

The design standards were as follows:

Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. The property was rezoned to B-3 Highway Business earlier in 2024. The property drains towards the south. There are no floodplains or wetlands on the property and there are no excessive slopes.

Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. The site improvement plan shows one (1) access from Route 52, a twenty-four foot (24') wide asphalt drive. Based on the proposed use and the requirements of Section 11:04 of the Zoning Ordinance, one (1) parking space would be required per employee. The Petitioner indicated that six (6) full-time employees would report to the site for work. The site improvement plan shows nine (9) parking spaces, including one (1) ADA compliant parking space. There will be a maximum of four (4) employees at the property.

Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. No conflicts are foreseen.

Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. The proposal should not impact, shadow, noise, odor, traffic, or utilities on neighboring properties. The landscaping plan preserves the existing tree line along the western property line. The landscaping plan also shows vegetation added to the north side of the building and between the refuse area and the parking lot. The building elevations do not show any lights on the western side of the building and two (2) LED light fixtures on the north side of the building. The main entrance and parking are on

the east side of the building and the building will block lights from vehicles parked in the parking lot from the residential structure to the west. The business sign along Route 52 will be illuminated and will be required to follow Kendall County's signage regulations. Drainage concerns can be addressed in the stormwater management permit; WBK Engineering submitted a comment letter dated August 21, 2024, but the comments raised in the letter do not directly impact site layout. The proposed septic field is located north of the building and the proposed well is located between the building and parking lot, per the site improvement plan.

**Consistent with the Land Resource Management Plan-**The proposed use and the design of the site should be consistent with the Land Resource Management Plan. This is true.

**Building Materials-**The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. The building elevations propose a building with brick veneer, galvalume steel siding, metal doors, and aluminum fascia, gutters, and downspouts on a concrete foundation. The building's highest point will be twenty-eight feet, two inches (28', 2"). The building, including storage areas and offices, is proposed to be just under sixteen thousand (16,000) square feet in size.

**Relationship to Surrounding Development-**A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. This is not an issue.

**Open Space and Pedestrian Circulation-**Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. This is not an issue. There is land available on the north end of the property for a trail, if a trail is installed in the future.

**Buffering-**Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. The landscaping plan calls for the maintenance of the existing tree line along the western property line. The landscaping plan calls for the planting of four (4) deciduous shade trees, five (5) deciduous ornamental trees, three (3) evergreen trees, twenty-eight (28) deciduous shrubs, and fourteen (14) evergreen shrubs at various locations around the property. In addition, a seed mix is purposed around the building and detention pond. Mulch and compost are also planned around the site. Per the site improvement plan, a vinyl chain-link fence with an electronic gate is planned around an area south of the building. This fence will be eight feet (8') feet in height. The building elevations call for several LED light fixtures, mainly over the windows and doors. Lighting must follow the regulations in the Kendall County Zoning Ordinance. The conditional use permit prevents outdoor storage of materials or outdoor fabrication. Stormwater issues can be addressed in the stormwater management permit.

**Emergency Vehicle Access-**Every structure shall have sufficient access for emergency vehicles. Staff would like comments from the Minooka Fire Protection District and Sheriff's Department on this matter.

**Mechanical Equipment Screening-**All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. The site improvement plans show the mechanical equipment, a small condenser, south of the proposed office space. The building and the evergreen trees should screen the mechanical equipment from any of the neighboring properties that might be zoned residential in the future.

**Lighting-**The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. The Petitioner proposed an illuminated sign as depicted on the site improvement plan. The size and location of the sign will comply with the Kendall County Zoning Ordinance. Neither the parking lot nor the driving aisle will be illuminated. The elevations show eleven (11) LED light fixtures over various doors and windows. No doors, windows or light fixtures are proposed on the west side of the building.

**Refuse Disposal and Recycling Storage Areas-**All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete

pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. One (1) refuse location is shown near the northeast corner of the fenced parking area. As required by the Kendall County Zoning Ordinance, plantings, in this case specifically three (3) evergreen trees will be planted to the east of the refuse area to provide screening, per the landscaping plan. The building and position inside the fence parking area, combined with the evergreen trees, should shield the refuse area from adjoining properties.

Pending review by ZPAC, Staff recommended approval of the site plan subject to the following conditions:

1. The site shall be developed substantially in accordance with the submitted improvement plans, landscaping plan, and building elevations.
2. If additional lighting is proposed in the future, an amendment to the site plan will be required.
3. If additional freestanding signage, other than directional or emergency related signage, is proposed in the future, an amendment to the site plan will be required. This requirement shall not apply if signage is added to the building.
4. Damaged or dead plantings shown on the landscaping plan shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
5. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development.

Ray Jackinowski asked if there was a fence along the western property line. Mr. Asselmeier responded that no fence was planned along the western property line. The Petitioner was not required to install a fence along the western property line.

Mr. Guritz asked if there was a drainage easement on the eastern side of the property. Mr. Asselmeier said no drainage easement officially existed on the property. The site development would be on the west side of the property. Drainage would have to be examined again, if the east side of the property is developed.

Mr. Guritz asked why the site plan was revised. Mr. Asselmeier responded to reflect WBK's comments. Mr. Guritz asked if WBK was satisfied by the respond. Mr. Asselmeier said WBK has not responded, but he thought the site plan addressed WBK's concerns.

Commander Langston requested that the access code for the gate be given to KenCom.

Chairman Wormley asked about the septic system. Mr. Asselmeier said the septic system was designed based on the proposed use. The Petitioner was encouraged to work with the Health Department on their design for the septic system.

Mr. Holdiman asked about access. Mr. Asselmeier responded that a new access point was needed from IDOT.

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the proposal with the conditions proposed by Staff and adding a requirement that the code to the gate be given to KenCom.

Mr. Jackinowski asked about adding a fence to the western property line. A fence was not required. Discussion occurred regarding a fence around a nearby kennel. The fence request for privacy.

Mr. Jackinowski asked if the indoor storage was still required; this requirement is still in existence.

The votes were follows:

Ayes (7): Asselmeier, Guritz, Holdiman, Klaas, Langston, Olson, and Wormley  
Nays (0): None  
Abstain (0): None  
Absent (3): Briganti, Chismark, and Rybski

The motion passed.

#### **Petition 24-26 Timothy A. Tremain**

Mr. Asselmeier summarized the request.

The Petitioners would like a map amendment rezoning approximately three point six more or less (3.6 +/-) acres located on north side of River Road between 11327 and 11209 River Road from R-1 One Family Residential District to R-3 One Family Residential District in order to build two (2) houses at the property.

The property was rezoned in 2007 by Ordinance 2007-03 and is Lot 1 of the Glen Nelson Subdivision.

The property is less than ten (10) acres in size as is eligible for rezoning under Section 8:07.H of the Kendall County Zoning Ordinance.

As of the date of this memo, the Petitioner has not indicated if they will be dividing the land through a Plat Act Exemption or if they will be pursuing a re-subdivision of the property.

The application materials and zoning plat were provided.

The property is approximately three point six (3.6) acres in size.

The County's Future Land Use Map calls for the property to be Rural Residential. The United City of Yorkville's Future Land Use Map calls for the property to be Estate/Conservation Residential.

River Road is a Township maintained Minor Collector.

The zoning plat shows a fifteen foot (15') trail easement along the southern portion of the property.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural, Wooded, Single-Family Residential, and a Private Road.

The adjacent properties are zoned A-1, R-1, and R-3.

The County's Future Land Use Map calls for the area to Rural Residential. The United City of Yorkville's Future Land Use Map calls for the area to be Estate/Conservation Residential.

Properties within one half (1/2) mile are zoned A-1, A-1 SU, and R-3 in the County and Residential inside Yorkville south of the Fox River.

The A-1 special use permits to the east is for a campground (PNA Camp).

EcoCAT Report submitted and consultation was terminated; there were protected resources in the area, but adverse impacts were unlikely.

The application for NRI was submitted on August 20, 2024.

Petition information was sent to Bristol Township on August 23, 2024. No comments were received.

Petition information was sent to the United City of Yorkville on August 23, 2024. Yorkville will be reviewing this Petition at their meetings in October.

Petition information was sent to the Bristol-Kendall Fire Protection District on August 23, 2024. No comments were received.

The Petitioners would like to rezone the property in order to build a maximum of two (2) houses on the property.

The site is currently vacant. Any future buildings would have to meet applicable building codes.

No utility information was provided.

The property fronts Glen Nelson Drive, which is a private road. The zoning plat (Attachment 2) notes that the property cannot access River Road.

Any parking would be for residential purposes.

Based on the proposed uses, no new odors are foreseen.

Lighting would be for residential purposes and would have to follow applicable ordinances.

Landscaping would be for residential uses.

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Signage would be for residential purposes and would have to meet applicable regulations.

The owners of the property would have to follow applicable noise control regulations based on residential uses.

Stormwater control would be evaluated as part of the building permit.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes and single-family residential purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1, R-1, and R-3. In particular, the properties immediate south of the subject property are zoned R-3.

The suitability of the property in question for the uses permitted under the existing zoning classification. One (1) single-family home could be built on the subject property under the present R-1 zoning classification. If a property owner wanted to construct additional homes, a map amendment to a zoning district that allows for small lots, such as the R-3 zoning classification, would be needed.

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The subject property is classified as Rural Residential on the Future Land Use Map and the R-3 Zoning District is consistent with this land classification.

Staff recommended approval of the proposed map amendment.

Dan Kramer, Attorney for the Petitioner, stated that the developer of the subdivision lives across from the Petitioner. Mr. Kramer explained the history of the subdivision. The Petitioner plans to build a house on the south lot. There would be no cuts on River Road. Mr. Kramer said that Yorkville was reviewing the proposal at their meetings in October and the proposal would go to the Planning Commission in October. He also said that neighboring property owners were fine with dividing the lot.

Mr. Guritz asked about the Estate/Conservation Residential designation. Mr. Asselmeier said that Yorkville designated the property that way in their Future Land Use Map. Mr. Kramer explained that the designation was assigned to properties where Yorkville had not undertaken large amounts of analysis of future land use.

Mr. Klaas asked when the subdivision was created. It was created around 2007. Mr. Klaas asked when the right-of-way dedication occurred. The dedication probably occurred at that time.

Mr. Guritz asked if the trail easement was held by the County. Mr. Asselmeier was unsure, but he thought it was held by Bristol Township. If it was held by Bristol Township, and the road was annexed, the trail easement would go to Yorkville.

The homes probably would not be constructed until 2025 at the earliest.

Mr. Guritz made a motion, seconded by Commander Langston, to recommend approval of the map amendment.

The votes were follows:

Ayes (7): Asselmeier, Guritz, Holdiman, Klaas, Langston, Olson, and Wormley

Nays (0): None

Abstain (0): None

Absent (3): Briganti, Chismark, and Rybski

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on October 23, 2024.

**Petition 24-27 Steve W. Jeffers on Behalf of Revolution Investments, LLC**

Mr. Asselmeier summarized the request.

A ten foot (10') drainage and utility easement presently exists between Lots 110 and 111 in Whitetail Ridge Subdivision. The Petitioner own the subject lots and would like to construct a home in the center of the combined lots.

The properties are addressed as 5682 and 5834 Championship Court, Yorkville.

The lots are approximately one point five (1.5) acres in size.

The properties are zoned RPD-2.

The County Future Land Use Map calls for the property to be Rural Residential.

Championship Court is a Township Road classified as a Local Road.

There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are Single-Family Residential and Open Space (Golf Course).

The adjacent properties are zoned RPD-2 and RPD-2 SU.

The County's Future Land Use Map calls for the area to be Single-Family Residential and Open Space (Golf Course).

The RPD-2 special use is for a golf course.

Na-Au-Say Township was emailed information on August 23, 2024. No comments received.

The United City of Yorkville was emailed information on August 23, 2024. No comments received.

The Bristol-Kendall Fire Protection District was emailed information on August 23, 2024. No comments received.

The application materials, plat of vacation, and topographic information were provided.

On August 22, 2024, Greg Chismark sent an email stating that he had no objections to the vacation from a drainage perspective. This email was provided.

On August 22, 2024, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA had no objections to the requested easement vacation. This email was provided.

The Petitioner was still obtaining approvals from the utilities; they had approval from everyone except AT&T.

Staff recommended approval of the requested easement vacation provided that Lots 110 and 111 remain under the same ownership.

Mr. Guritz made a motion, seconded by Commander Langston, to recommend approval of the plat of vacation.

The votes were follows:

Ayes (7): Asselmeier, Guritz, Holdiman, Klaas, Langston, Olson, and Wormley

Nays (0): None

Abstain (0): None

Absent (3): Briganti, Chismark, and Rybski

The motion passed.

The proposal goes to the Kendall County Planning, Building and Zoning Committee on September 9, 2024.

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

None

**OLD BUSINESS/NEW BUSINESS**

None

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

Dan Kramer commended the Regional Planning Commission for honoring Larry Nelson.

**ADJOURNMENT**

Mr. Guritz made a motion, seconded by Mr. Klaas, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The ZPAC, at 9:36 a.m., adjourned.

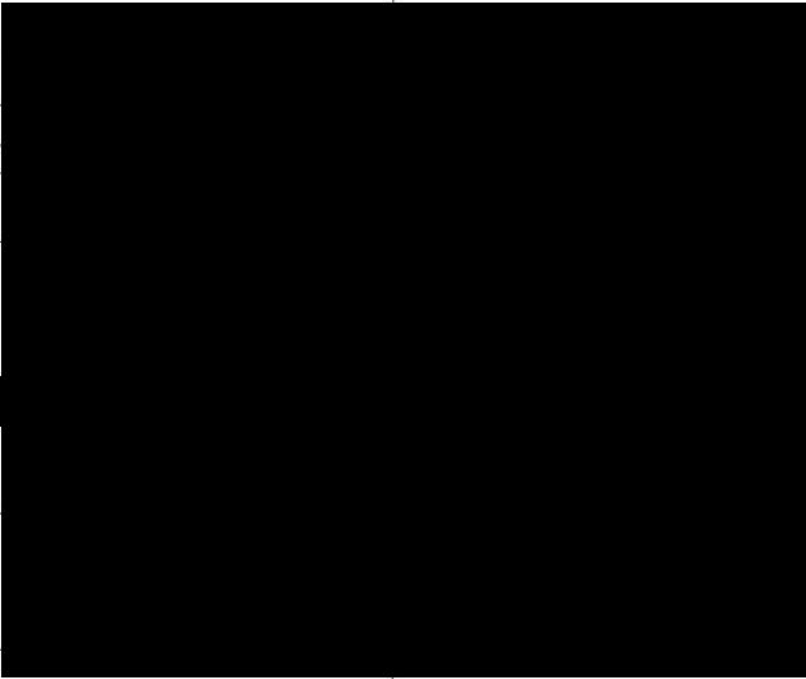
Respectfully Submitted,  
Matthew H. Asselmeier, AICP, CFM  
Director

Enc.

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**KENDALL COUNTY  
ZONING & PLATTING ADVISORY COMMITTEE  
SEPTEMBER 3, 2024**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Ben Jackowski		
Kathy MacLean		
Tim Filott		
Dan Kessner		



# GEOTECH INC.

CONSULTING ENGINEERS & LAND SURVEYORS

1207 Cedarwood Dr, Crest Hill, IL 60403 • 815-730-1010 • [geotechconsultantsinc.com](http://geotechconsultantsinc.com)

## Memorandum

Date: August 27, 2024

To: Matthew Asselmeier  
Kendall County Planning, Building & Zoning

From: Thomas Carroll, P.E.

Re: Filotto Roofing – Site Plan

The enclosed Improvement Plans, calculations, permit applications, and supporting documents have been revised per your review letter, dated August 21, 2024. We offer the following responses (in bold) to the comments provided:

1. In the Stormwater Management Report, the Detention Tributary Area exhibit and detention calculations reflect the basin provides detention for the disturbed 2.87 acres, however, in proposed conditions the basin will accept runoff from an additional area between the proposed disturbance and possibly areas north of the proposed building. Please evaluate the overflow weir for this additional flow as to depth and velocity with the understanding overflow conditions will occur more frequently. **The overflow weir calculations have been updated to include both the developed area and the undeveloped area that are both tributary to the proposed detention basin.**
2. The weir coefficient is represented as two different values in the stormwater report. Verify the appropriate value. Also verify the weir length in the calculations matches the plans. **The stormwater calculations have been updated to reconcile the weir coefficients.**
3. Site Improvement Plans – Please add dimensions to the restrictor manhole detail to verify the minimum 4" clearance will be met with the proposed top of wall elevation. Revise the grate type to maximize the overflow potential using a beehive type or "01" for EJIW products. **The rim of the restrictor structure has been raised slightly to accommodate for the extra height of the beehive grate. Also, the restrictor structure detail has been updated to include dimensions to demonstrate that there will be adequate clearance for the top of the wall in the restrictor structure.**
4. We understand the drainage swales along the east and west limits of the disturbed area are intended to capture flow from disturbed areas and route it to the stormwater basin. The definition of the swale is lacking in some areas. It is preferred that a typical minimum swale section be depicted that call out a minimum swale bottom side slope and depth to convey flows. Verify minimum depth with a channel capacity calculation. It is not necessary to revise all contours or include this additional area in the stormwater calculations, however we have no objection if that is done. Our primary concern is that the final field conditions will indicate clear capture and routing of the flows. **Typical swale sections have been added to the Grading Plan. Also, Appendix 5 has been added to the Stormwater Report to demonstrate that the proposed swales have adequate capacity to convey the 100-year tributary flows to the detention basin.**

5. Access to US 52 will require approval from IDOT. **Acknowledged. We have submitted to IDOT and will forward approval once it is obtained.**
6. An NPDES permit is needed for the project. **Acknowledged. NPDES permit approval will be submitted once obtained.**

# SITE IMPROVEMENT PLANS

## FILOTTO ROOFING

### US ROUTE 52, MINOOKA

#### BENCHMARKS:

REFERENCE: KENDALL COUNTY (SEWARD TOWNSHIP) BENCHMARKS 902, 922, 923, AND 927.

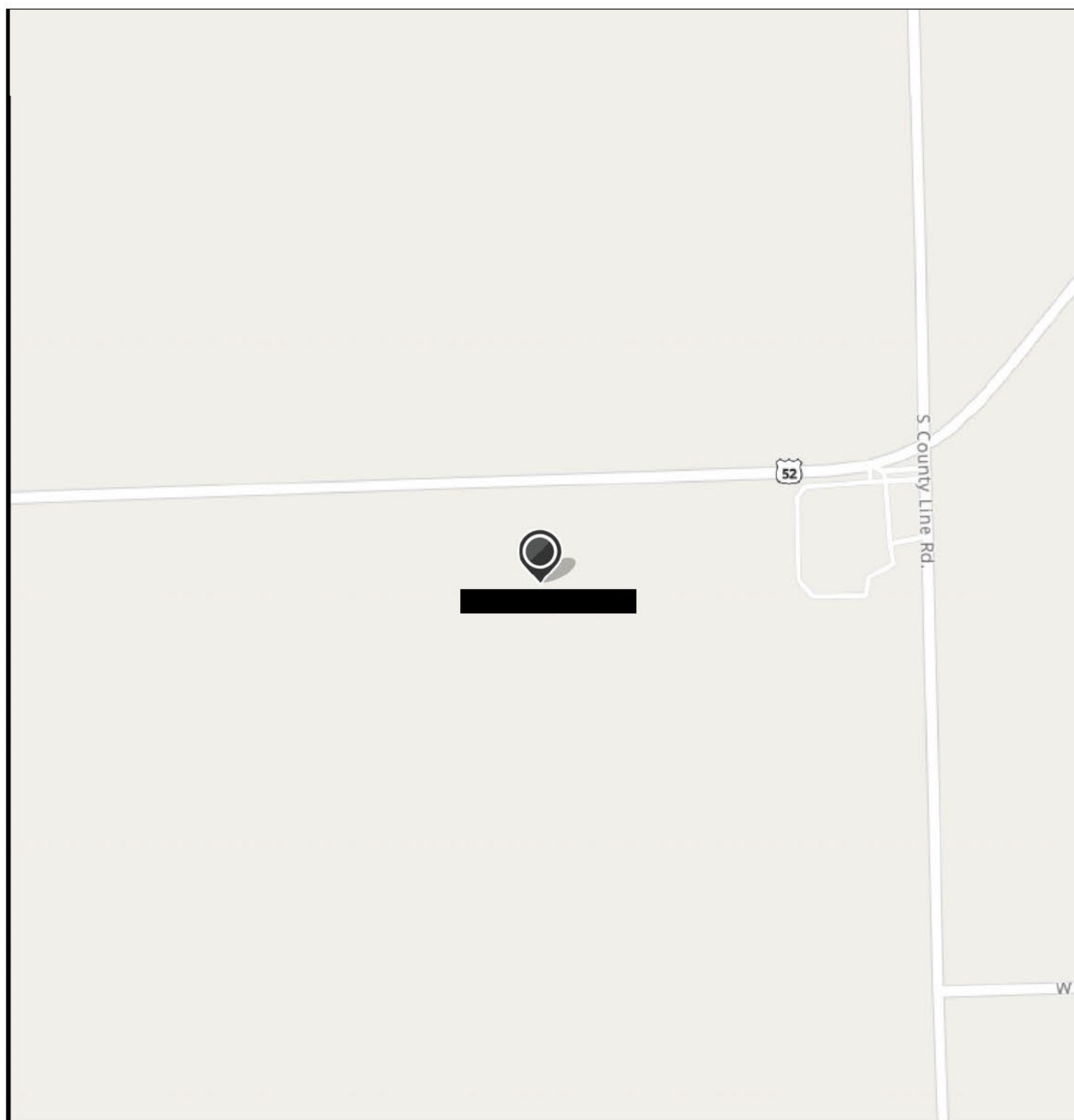
SITE: RIM OF STORM DRAIN AT NORTHEAST CORNER OF PROPERTY. ELEV=630.89

#### PROPERTY INFORMATION:

LOCATION: U.S. ROUTE 52, WEST OF COUNTY LINE ROAD, MINOOKA  
PERMITTING: UNINCORPORATED KENDALL COUNTY  
COUNTY: KENDALL  
SECTION: SEC. 13 T35N R8E  
P.I.N.(S): 09-13-400-011  
ZONING: B-3

#### LEGAL DESCRIPTION:

WEST HALF OF THE NORTH 806.65-FT OF THE WEST 1296.0-FT (EXCEPT THE SOUTH 80.67-FT) OF THE SOUTHEAST QUARTER OF SECTION 13-T35N-R8



LOCATION MAP

#### INDEX OF SHEETS

1. TITLE SHEET
2. EXISTING CONDITIONS
3. GEOMETRIC PLAN
4. GRADING/UTILITY PLAN
5. STORMWATER POLLUTION PREVENTION PLAN
6. EROSION CONTROL PLAN
7. CONSTRUCTION DETAILS
8. SPECIFICATIONS

OWNER: OAKLAND AVE STORAGE LLC

CLIENT: UNITED ARCHITECTS  
ROBERT GEBEL

WARNING



CALL BEFORE  
YOU DIG

THE PUBLIC WORK & UTILITIES DEPARTMENTS AND  
BUILDING DEPARTMENT SHALL BE NOTIFIED A MINIMUM  
OF 48 HOURS PRIOR TO THE START OF OR RESUMPTION  
OF WORK ON THE PROJECT

#### EXISTING

#### LEGEND

#### PROPOSED

	STORM SEWER (RCP)	
	STORM SEWER (PVC/HDP)	
	SANITARY SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	VALVE VAULT	
	VALVE BOX	
	STORM SEWER MANHOLE	
	CATCH BASIN	
	INLET	
	FLARED END SECTION	
	SANITARY SEWER MANHOLE	
	STREET LIGHT	

#### DRAINAGE & ENGINEER CERTIFICATE

I, THOMAS CARROLL, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY AFFIRM THAT THESE DOCUMENTS HAVE BEEN PREPARED BY OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS AND PRACTICES AND COMPLY WITH APPLICABLE LAWS, CODES AND ORDINANCES.

FURTHERMORE, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE DEVELOPER HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

DATED THIS 27TH DAY OF AUGUST, 2024

THOMAS CARROLL, P.E.  
ILLINOIS P.E. # [REDACTED]  
LICENSE EXPIRES 11-30-2025  
GEOTECH INCORPORATED PROFESSIONAL  
DESIGN FIRM NUMBER 184-000165



FILOTTO ROOFING  
U.S. ROUTE 52  
MINOOKA, IL

TITLE SHEET

GEOTECH INC.  
CONSULTING ENGINEERS - LAND SURVEYORS  
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

PROJECT NO. 21641  
DATE: 5.30.24  
DRAWN BY: TC  
CHECKED BY: CP

SHEET NO.

1

SEAL/STAMP

NO.	DATE	REVISION
1	7/23/24	INITIAL SUBMITTAL
2	7/29/24	COUNTY REVIEW
3	8/12/24	RELOCATE TRASH BIN
3	8/12/24	COUNTY REVIEW

N 09-13-300-008  
 re: *Rosenbloom, et al.*  
 At Zoning

PIN 09-13-200-003  
Board of Education of Minooka Community High School District No. 111  
At Zoning

U.S. / Route 52 2640.36

North Line of the Southeast Quarter of Section 13, 135N-R8E  
 Right of Way dedicated to the Country of Kendall and State of Illinois  
 Document recorded January 13, 1933 in Book 86 at Page 42

42" RCP  
N.Inv=633.14  
S.Inv=632.68

Storm Drain 1  
Rim=630.89  
S.Inv=628.89

~~PIN 09-13-400-012~~  
~~TZ Landscaping, LLC~~  
~~A1-SU Zoning~~  
~~Ord. #2019-32~~

PIN 09  
Dele  
A1

PIN 09-13-400-007  
Delong Co, Inc  
A1 Zoning

[illegible]

DATE: 1/4/2000  
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## EXITTING PLAN

**E T E H I N .**  
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1 7 EDARW D DRIVE RE T HILL, ILLIN I 4 1 /7 -1 1

N .	DATE	REVI I N
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PIN 09-13-100-002  
Katherine Rousonelos  
A1 Zoning

PIN 09-13-200-003  
Board of Education of Minooka Community High School District No. 111  
At Zoning  
1988.

Utility Easement over the South Half of U.S. Route 52 granted to Illinois Bell Telephone Company by Document No. 142362 recorded August 6, 1963 and Northern Illinois Gas Company by Document No. 70-3259 recorded November 20, 1970 —

U.S. / Route 52 2640.36

Right of Way dedicated to the Country of Kendall and State of Illinois  
by Document recorded January 13, 1937 in Book 86 at Page 42

PIN 09-13-300-007  
mond L. Jackowski  
A1 Zoning

IN 09-13-300-008  
 ter Rousonelos, et al  
 A1 Zoning

~~PIN 09-13-400-012~~  
~~TZ Landscaping, LLC~~  
~~A1-SU Zoning~~  
~~Ord. #2019-32~~

PIN 09-13-400-007  
Delong Co, Inc  
A1 Zoning

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MIN KA, IL

## MEIRI PLAN

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P:\Projects\GJN21641\Engineer\ing\DWG\G/2 64 base.dwg  
PlotDate: 8/29/2024 9:38 AM Layout: GEDMETRINK PLAN







- LEGEND
- INLET PROTECTION
  - STABILIZED CONSTRUCTION ENTRANCE
  - SILT FENCING
  - CULVERT INLET PROTECTION - SILT FENCE
  - PIPE OUTLET TO FLAT AREA
  - ROCK CHECK DAM - RIPRAP
  - DITCH CHECK - COIR LOG

- NOTES:
- APPROPRIATE EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
  - CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND MAINTAINING ADJACENT ROADWAYS TO BE CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
  - CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE, INSPECTION, AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
  - REFER TO THE STORMWATER POLLUTION PREVENTION PLAN FOR DETAILS AND ADDITIONAL INFORMATION.
  - LOCATION OF TEMPORARY CONCRETE WASHOUT FACILITY, IF NECESSARY, TO BE DETERMINED BY CONTRACTOR PER DETAIL ON STORMWATER POLLUTION PREVENTION PLAN.
  - LOCATION OF TEMPORARY TOPSOIL OR MATERIAL STOCKPILE, IF NECESSARY, TO BE DETERMINED BY CONTRACTOR. SILT FENCING TO BE PROVIDED AROUND PERIMETER OF ANY STOCKPILES, SEE DETAIL.
  - UNLESS OTHERWISE DIRECTED BY THE CLIENT, CONTRACTOR SHALL COORDINATE WITH OWNER/DEVELOPER REGARDING INSPECTIONS AND RECORD KEEPING REQUIRED AS PART OF THE NPDES PERMIT FOR RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

EROSION CERTIFICATE

THIS EROSION CONTROL PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLES WITH THE URBAN SOIL EROSION CONTROL AND STANDARDS IN ILLINOIS MANUAL (LATEST EDITION) AND THE GENERALLY RECOGNIZED METHODS IN USE IN THE AREA.

THOMAS CARROLL, P.E.  
ILLINOIS PE  
EXPIRES 11-30-2025

7-19-2024  
DATE

SEAL/STAMP

NO.	DATE	REVISION
1	7/23/24	INITIAL SUBMITTAL
2	7/29/24	COUNTY REVIEW
3	8/12/24	RELOCATE TRASH BIN
4	8/27/24	COUNTY REVIEW

FILOTTO ROOFING  
U.S. ROUTE 52  
MINOOKA, IL

EROSION CONTROL PLAN

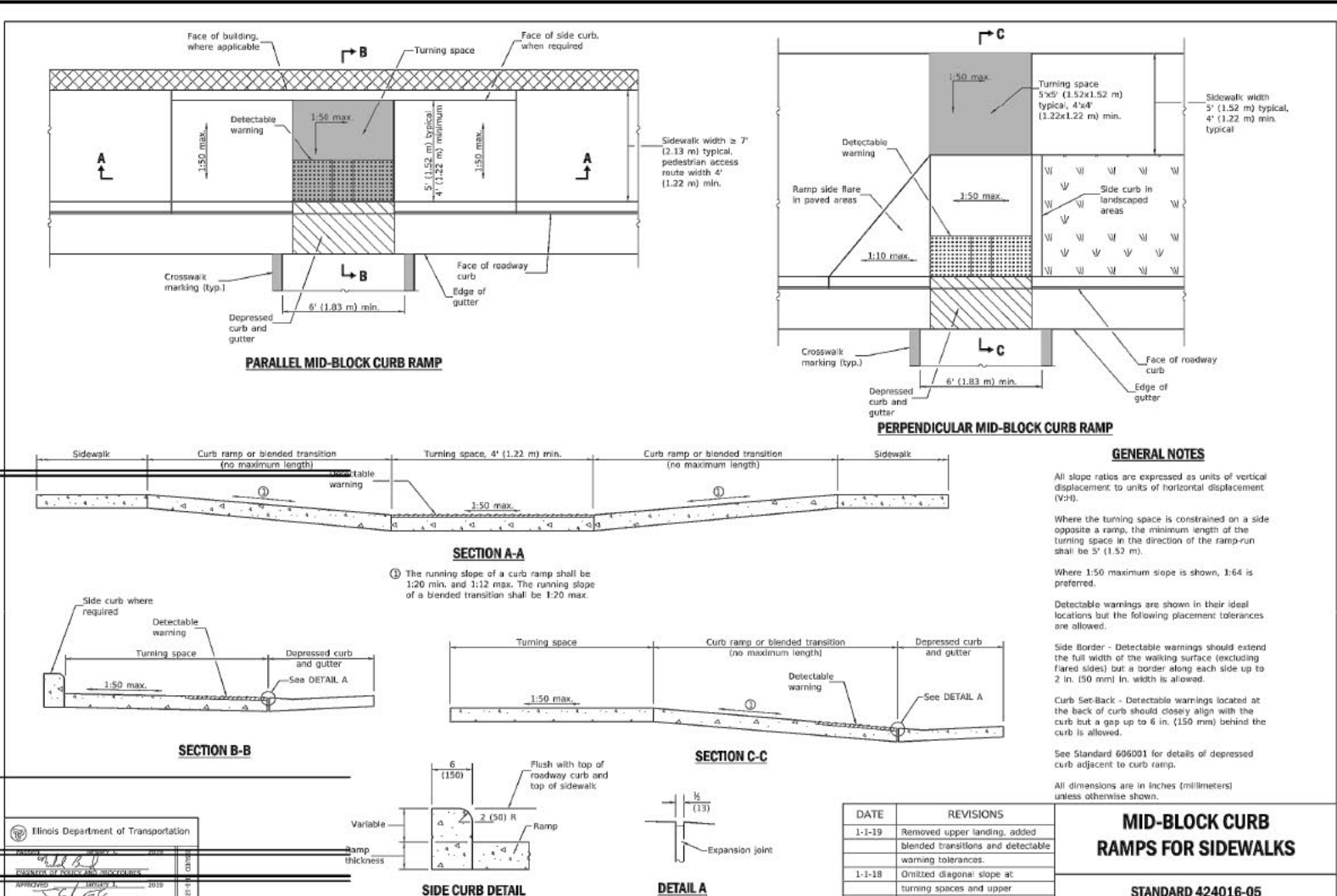
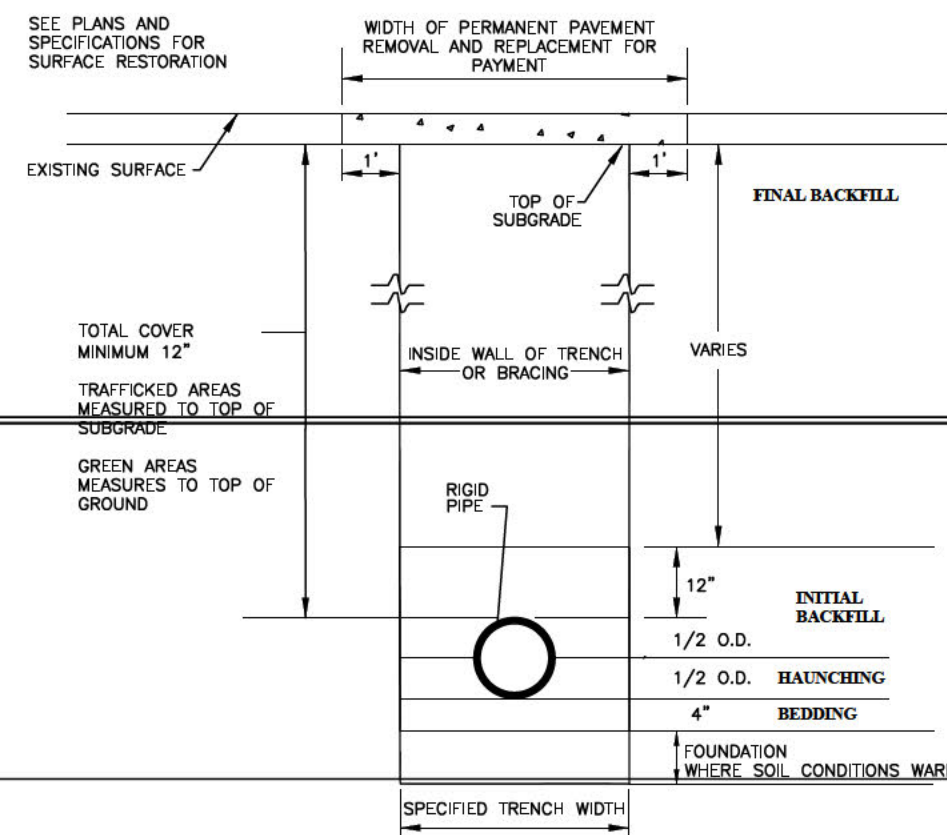
GEOTECH INC.  
CONSULTING ENGINEERS - LAND SURVEYORS

1207 CEDARWOOD DRIVE  
CREST HILL, ILLINOIS 60403  
815/730-1010

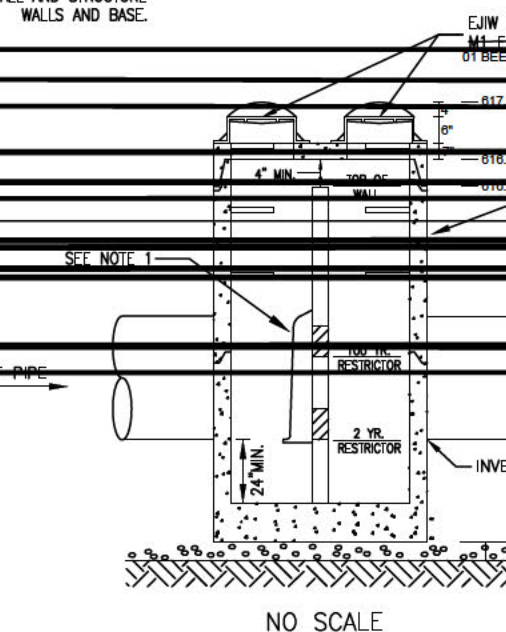
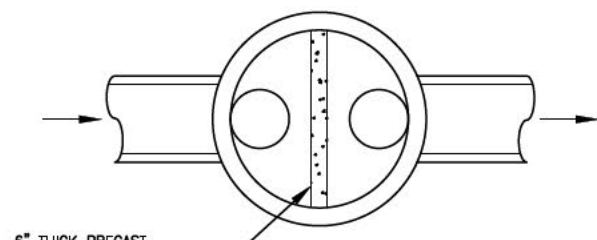
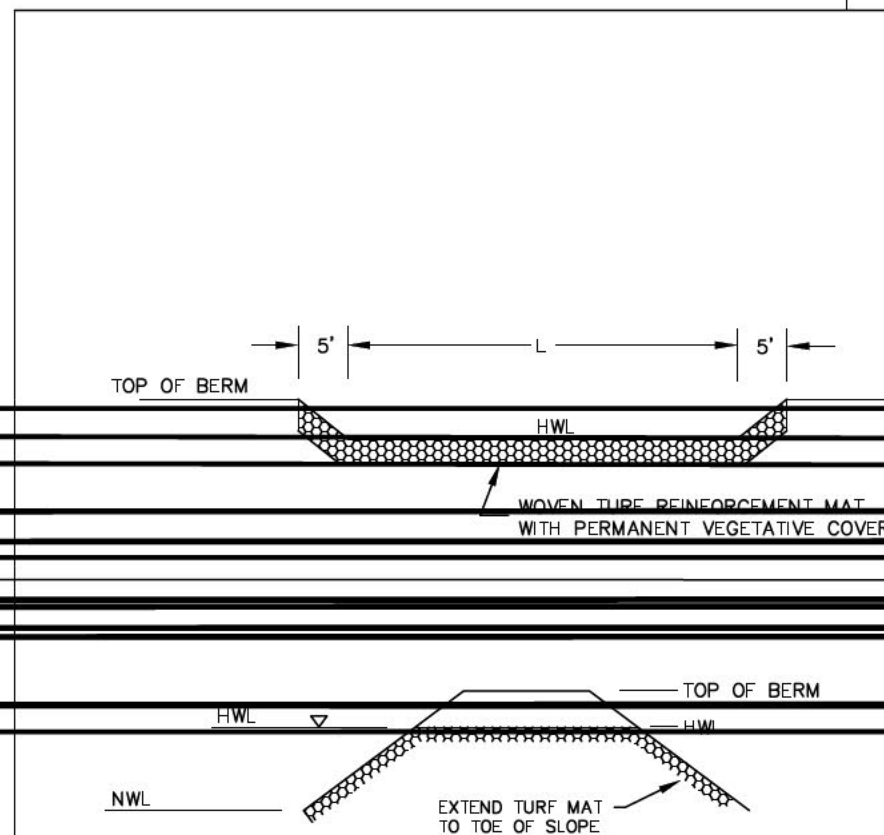
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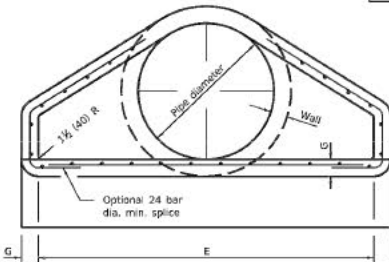
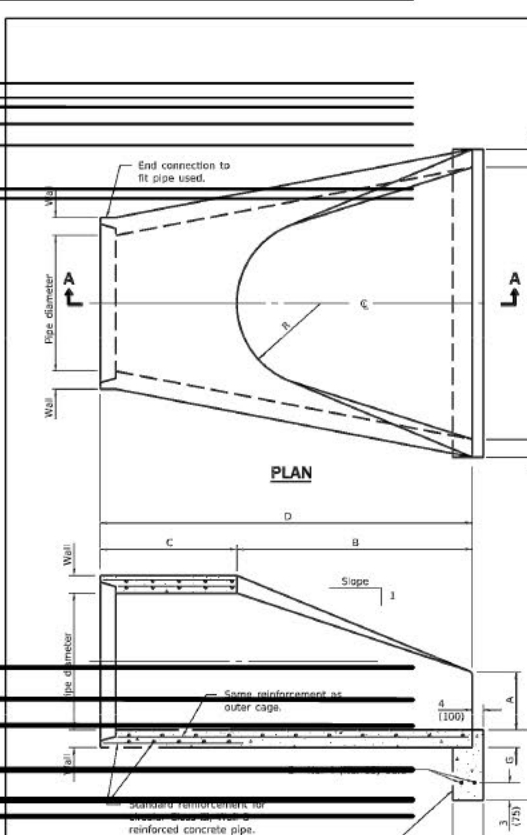
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SELECT GRANULAR TRENCH BACKFILL SHALL BE REQUIRED FOR ALL TRENCHES CONSTRUCTED OR WITHIN TWO FEET HORIZONTALLY OF THE EDGE OF THE PROPOSED ROADWAY, CURB & GUTTER, DRIVEWAYS, OR SIDEWALKS AND AT ALL LOCATIONS SHOWN ON PLANS. BACKFILL GRADATION SHALL BE IDOT CA-7



STRUCT. ID	TOP OF WALL	2-YR RESTRICTOR		100-YR RESTRICTOR	
		DIA. (IN)	INVERT	DIA. (IN)	INVERT
ST1	616.0	1.8	612.4	2.8	614.3

NOTES:  
1. INSTALL BMP 30F SNOT OIL & DEBRIS  
HOOD (OR EQUAL) WITH REMOVABLE 10"  
WATERTIGHT ACCESS PORT AND ANTI-SIPHON  
DEVICE

[illegible]

**GENERAL NOTES**

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

All dimensions are in inches (millimeters).

DATE	REVISIONS
1-3-11	Clarified ref. to pipe dia. on Section A-A. Changed "inner" to "outer" cage ref.
1-3-09	Switched units to English (metric).

**PRECAST REINFORCE  
CONCRETE FLARED  
END SECTION**

**STANDARD 542301-03**

**PRECAST REINFORCED  
CONCRETE FLARED  
END SECTION**

**STANDARD 542301-03**

[illegible]



## MINOOKA FIRE PROTECTION DISTRICT

*"A Culture of Excellent Service"*

P.O. Box 736  
7901 E. Minooka Road  
Minooka, Illinois 60447

Ph: 815-467-5637  
Fx: 815-467-5453  
[www.minookafire.com](http://www.minookafire.com)

July 6, 2024

Mr. Matthew H. Asselmeier, AICP, CFM  
Senior Planner  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498

Re: Kendall County Zoning Petition 24-12  
PIN: 09-13-400-011

Dear Mr. Asselmeier:

A review of Petition 24-12 has been completed and the Fire District has the following stipulations:

1. All codes for this building will fall under 2021 International Fire Code, NFPA 2022 and Minooka Fire Protection District Ordinance's
2. An automatic sprinkler system that complies with the 2021 International Fire Code, NFPA 13 and Minooka Fire Protection District Ordinance's is required for the proposed building. Have the Petitioner's sprinkler contractor submit plans for review and approval prior to beginning installation of the automatic sprinkler system.
3. Please ensure the fire pump room has both a direct access outside door and is also accessible from the inside of the building
4. A fire alarm system that complies with the 2021 International Fire Code, NFPA 72 and Minooka Fire Protection District Ordinance's is required for the proposed building. Have the Petitioner's fire alarm contractor submit plans for review and approval prior to beginning installation of the fire alarm system.
5. A contract for wireless fire alarm monitoring through our dispatch center WESCOM is required.
6. A Knox Box will be required at the front of the building.
7. The address for this property will need to be properly marked at the street.
8. Please provide an auto turn analysis for the associate parking area using the following details: ladder truck length: 42 feet with a wheelbase of 234 inches.
9. Please have all fire protection contractors register with and send system inspection reports to The Compliance Engine at <https://www1.thecomplianceengine.com/>

No guarantee is rendered as to the completeness of the zoning change application review, and the responsibility for full compliance with both state and locally adopted codes, standards and regulations rests with the owner or his authorized agent or subcontractor. Subsequent discovery of errors or

omissions shall not be construed as authority to violate, cancel or set aside any provision of any applicable codes.

Thank you for the opportunity to review and comment on your application. Should you have any questions or concerns, please feel free to contact me at 815-467-5637 ext. 113.

Respectfully,

A solid black rectangular box used to redact the signature of Matt Feinberg.

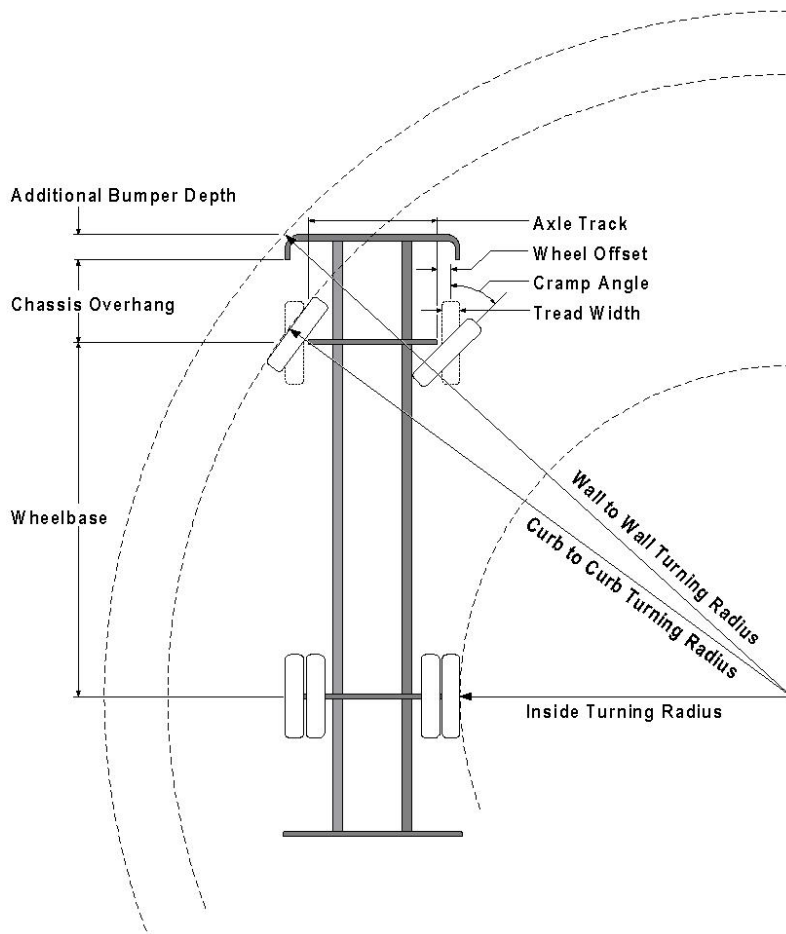
Matt Feinberg, Fire Inspector  
Minooka Fire Protection District

# Turning Performance Analysis

02/20/2017

**Bid Number:** 16074TR  
**Department:** MINOOKA

**Chassis:** Dash-2000 Chassis, Aerials/Tankers Tandem 48K  
**Body:** Aerial, HD Ladder 105', Alum Body



## Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.70 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	84.99 in.
Wheelbase:	259.50 in.

## Calculated Turning Radii:

Inside Turn:	20 ft. 6 in.
Curb to curb:	36 ft. 11 in.
Wall to wall:	41 ft. 3 in.

## Comments:

## Category:

Axle, Front, Custom  
Wheels, Front  
Tires, Front  
Bumpers  
Aerial Devices

## Option:

0018453  
0019611  
0001647  
0012245  
0026900

## Description:

Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT  
Wheels, Frt, Alum, Alcoa, 22.50" x 12.25" (425/ & 385/)  
Tires, Michelin, 425/65R22.50 20 ply XTE2, Hiway Rib  
Bumper, 19" extended - Sab/CC  
Aerial, 105' Heavy Duty Ladder

## Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

**Definitions:**

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Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

## Matt Asselmeier

---

**From:** Engel\_Natalie <nengel@shorewoodil.gov>  
**Sent:** Thursday, August 22, 2024 10:55 PM  
**To:** Matt Asselmeier  
**Subject:** [External]RE: Kendall County Petition 24-24

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for the update. We do not have any comments.

**From:** Matt Asselmeier <masselmeier@kendallcountyil.gov>  
**Sent:** Wednesday, August 21, 2024 2:18 PM  
**To:** Pete Fleming <marquetteprop@sbcglobal.net>; Scott Cryder <sewardtwp@gmail.com>; Sheila Trost (sewardclerk21@gmail.com) <sewardclerk21@gmail.com>; Tim O'Brien <sewtow@aol.com>; Matt Feinberg <feinbergm@MinookaFire.com>; Al Yancey <yanceya@minookafire.com>; Engel\_Natalie <nengel@shorewoodil.gov>; Lona Jakaitis <ljakaitis@shorewoodil.gov>  
**Subject:** Kendall County Petition 24-24

**EXTERNAL EMAIL:** This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender, can confirm their contact information, were expecting the communication, and know the content is safe.

To All:

The Kendall County ZPAC will meet on Tuesday, September 3, 2024, at 9:00 a.m., in the County Boardroom, at 111 W. Fox Street, Yorkville to consider the following Petition:

**Petition 24 – 24 – James W. Filotto on Behalf of Oakland Avenue Storage, LLC**

**Request:** Site Plan Approval  
**PIN:** 09-13-400-011  
**Location:** Between 276 and 514 Route 52, Minooka in Seward Township  
**Purpose:** Petitioner Wants Site Plan Approval for a Roofing Contractor Business; Property is Zoned B-3 Highway Business District with a Conditional Use Permit for a Contractor's Office Where All Storage is Indoors

Petition information is attached.

The Petitioner's Engineer is Tom Carroll and he can be reached at [tcarroll@geotechincorp.com](mailto:tcarroll@geotechincorp.com).

If you have any questions, please let me know.

Thanks,

Matthew H. Asselmeier, AICP, CFM  
Director  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498