

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

AGENDA

February 5, 2019 - 9:00 a.m.

CALL TO ORDER

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

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the January 8, 2019 ZPAC Meeting Minutes (Pages 2-8)

PETITIONS:

1. **19 – 06 – Manpreet Singh on Behalf of MGG Freight Brokerage, LLC (Pages 9-28)**
Request: Site Plan Approval for Truck Parking Business
PINs: 03-07-177-004, 03-07-177-005, 03-07-177-006, 03-07-177-007, and 03-07-177-008
Location: Approximately 0.15 Miles South of Light Road Along Commerce Road on the North and West Sides of Commerce Road (Lots 1-5 of Light Road Industrial Park), Oswego Township
Purpose: Petitioner Would Like to Construct Pads for Parking Trucks and Trailers on the Property; Property is Zoned M-1.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. None

OLD BUSINESS/ NEW BUSINESS

1. None

CORRESPONDENCE

1. None

PUBLIC COMMENT

ADJOURNMENT- Next meeting on March 5, 2019

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
January 8, 2019 – Unapproved Meeting Minutes**

Matthew Prochaska called the meeting to order at 9:02 a.m.

Present:

Aaron Rybski – Health Department
David Guritz – Forest Preserve
Fran Klaas – Highway Department
Brian Holdiman – PBZ Department
Matt Asselmeier – PBZ Department
Matthew Prochaska – PBZ Committee Chair

Absent:

Megan Andrews – Soil and Water Conservation District
Meagan Briganti – GIS
Greg Chismark – WBK Engineering, LLC
Deputy Commander Jason Langston – Sheriff's Department

Audience:

Joe Spencer, Dan Kramer, Rodolfo Nunez, Georgina Nunez, Stuart Weihler, and Paula Weihler

AGENDA

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

MINUTES

Mr. Guritz made a motion, seconded by Mr. Rybski, to approve the December 4, 2018, meeting minutes. With a voice vote of all ayes the motion carried unanimously.

PETITIONS

Petition 18-32 Joe Spencer on Behalf of Utility Dynamics – Site Plan Approval for Storage Building at 5237 Light Road (PIN 03-07-227-002) in Oswego Township

Mr. Asselmeier summarized the request. The Petitioner would like to construct an approximately four thousand eight hundred (4,800) square foot storage building on their property. The property is currently vacant and is zoned M-1. There are residential properties located immediately to the east of the subject property. Oswego Township did not submit comments. The Petitioner requested a variance from the sprinkler requirement from the Oswego Fire Protection District. Neither the Village of Montgomery nor the Village of Oswego provided comments.

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 shall 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 proposed structure shall utilize a minimal amount of the total acreage. There are no wetlands or flood plains on the property. There are no concerns regarding slopes or erosion, provided necessary steps are taken to prevent erosion during construction.

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. Ample space exists on the property for parking and the building will be setback further from Light Road than is required by the Kendall County Zoning Ordinance. The access point off of Light Road is already in existence.

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. This is not an issue.

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 site will be laid out in a manner that will not impact shadow, noise, odor, traffic, or drainage. The proposal will not adversely affect ground water or aquifer recharge.

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. Since this is the only building on the property, this item is not a concern.

Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. The proposed site development is in harmony with the existing use of neighboring properties provided fencing meets the Kendall County Zoning Ordinance. Petitioner plans to install a mesh over the existing chain-link fence.

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 applicable.

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 Petitioner plans to install a mesh over the existing chain-link fence. The proposed building will be used for storage of equipment and no noise, smoke, vapors, fumes, dusts odors, or glare is planned. Given the size of the building and topography, stormwater should not be an issue provided necessary steps are taken during construction.

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

Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. The proposed building will not be heated or cooled.

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 plans to install two (2) poles with two (2) floodlights on each pole. As long as the lights are pointed downward, light spilling onto neighboring property is not an issue.

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. Refuse will not be collected onsite.

If approved, the Petitioner would have to submit information for a building permit.

Mr. Rybski asked about well and septic information on the site. Mr. Spencer responded that no wells or septic systems were onsite.

Mr. Klaas asked about the condition of Commerce Road. Discussion occurred regarding easements over Commerce Road. Mr. Spencer provided a history of improvements to Commerce Road.

Mr. Asselmeier made a motion, seconded by Mr. Holdiman, to approve the site plan subject to the conditions that the floodlights shall be aimed in such a manner that does not cause light spillage onto neighboring residential properties and that the site be developed in accordance with the submitted site plan and in compliance with all applicable federal, state, and local laws.

Ayes (6): Asselmeier, Guritz, Holdiman, Klaas, Rybski, and Prochaska
Nays (0): None
Abstain (0): None
Absent (4): Andrews, Briganti, Chismark, and Langston

The motion passed unanimously.

Petition 19-04 Rodolfo and Georgina Nunez-Special Use Permit for a Landscaping Business at 6725 Route 71 (PINs 02-24-300-017 and 02-24-300-018) in Oswego Township

Mr. Asselmeier summarized the request. The Petitioners are requesting a special use permit to operate a landscaping business. The property is zoned A-1 and is approximately three (3) acres in size.

The EcoCAT Report was submitted and several species were identified in the area. However, IDNR expressed no concerns regarding the proposal provide best management practices are employed when building structures.

The Natural Resource Inventory application submitted on December 20, 2018, and is still under review.

Petition information was sent to Oswego Township on December 21, 2018.

Petition information was sent to the Village of Oswego on December 21, 2018. Information about this Petition will be discussed at a January Village Board meeting.

Petition information was sent to Oswego Fire Protection District on December 21, 2018. The Petitioner is in contact with the Fire Protection District to resolve sprinkling issues.

The Petitioner plans to have at most three (3) employees report to the site for work.

The Petitioner plans to remove the containers on the property and construction a small building on the property.

The property fronts Route 71 and the Village of Oswego's plans call for a trail along Route 71. The site plan shows parking around the existing house.

No additional lighting or signage was proposed.

The Zoning Ordinance requires all vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit. An existing berm with evergreens and other trees is located on the property.

The property drains to the northwest and southwest of the site. WBK submitted a comment letter on the proposal.

Mr. Rybski asked about well or septic records. He also requested a soil study. Mr. Kramer indicated that no new wells or septic systems were proposed and the Petitioners will locate the existing well and septic system locations and supply that information to the Kendall County Health Department.

Mr. Kramer stated Mr. Nunez was a tree specialist and the proposed business would not be the traditional landscape business. They have one (1) part-time employee.

Mr. Kramer noted the existing berm and that the existing trailer shall be replaced with a building.

Mr. Kramer said that the Petitioner would secure a variance, if necessary, for the sprinkler requirement for the building. Mr. Kramer does not believe a sprinkler system will be required.

Mr. Kramer indicated that this proposal would go before Oswego Township on January 15th.

Mr. Kramer indicated that the Village of Oswego will provide a letter of no objection to the County.

Mr. Kramer confirmed the building size will be approximately two thousand four hundred (2,400) square feet.

No landscaping debris would be outdoors. Shrubs and trees could be stored outside. Equipment storage would be outdoors except for his pickup truck.

Discussion occurred regarding trail dedication. Mr. Kramer expressed concerns about the relocation of the existing berm particularly if Route 71 were widened.

No variances would be needed based on current measurements of structures.

Discussion occurred regarding potential complaints by neighbors. Mr. Kramer could definitively say if objections could or would arise.

Mr. Asselmeier made a motion, seconded by Mr. Holdiman, to recommend approval of the special use permit with the conditions that no landscaping debris or equipment may be stored outside except for nursery stock.

Ayes (6): Asselmeier, Guritz, Holdiman, Klaas, Rybski, and Prochaska
Nays (0): None
Abstain (0): None
Absent (4): Andrews, Briganti, Chismark, and Langston

The motion passed unanimously. This matter will go before the Kendall County Regional Planning Commission on January 23rd.

Petition 19-05 Specialty Oswego, LLC and Stuart and Paula Weihler-Special Use Permit for a Banquet Facility and Variance to the Requirement that Banquet Facilities be Located on a Primary Highway or Major Collector in the 5100 Block of Schlapp Road Approximately 0.48 Miles South of the Intersection of Plainfield Road and Schlapp Road (PIN 03-34-100-024 South 10 Acres) in Oswego Township

Mr. Asselmeier summarized the request. Stuart and Paula Weihler would like to establish a banquet facility, Heritage Homestead at the subject property. The property is currently owned by Specialty Oswego, LLC and the Weihlers have a contract to purchase the property subject to obtaining the required zoning permits to operate a banquet facility. The special use permit would apply to the southern ten (10) acres of the property. A variance would be required because Schlapp Road is not an arterial road or a major collector as defined by the Land Resource Management Plan. The property is zoned A-1.

EcoCat submitted on December 18, 2018 and consultation was terminated

NRI application submitted on December 21, 2018, and currently under review.

Oswego Township was emailed information on December 21, 2018, and no comments have been received.

Oswego Fire Protection District was emailed information on December 21, 2018. The Petitioner is in discussions with the Fire Protection District regarding securing applicable variances.

The Village of Oswego was emailed information on December 21, 2018, and they are currently reviewing the proposal.

The Weihlers' business plan, plat of survey, and site plan were provided. As noted in the business plan, plat of survey and site plan, the Weihlers would use the southern ten (10) acres of the current property configuration for their event business. They plan to construct a four thousand, nine hundred fifty (4,950) square foot barn with two (2) two thousand five hundred (2,500) square foot outdoor areas on the southwest and northeast sides of the barn. One two thousand (2,000) square foot tent with concrete pad would be located northwest of the barn. Two (2) grain bins, one (1) for the bride and one (1) for the groom, would be constructed to the northwest of each outdoor area. An additional bar grain bin would be constructed west of the tent. Each grain bin would be one hundred seventy-one (171) square feet in size. One (1) outdoor grassy ceremony area, measuring three thousand five hundred (3,500) square feet would be located east of the barn area. One (1) one hundred eighty-one (181) square foot gazebo would be located southeast of the barn. One (1) additional one thousand five hundred (1,500) square foot storage building would be located to the east of the parking

area. One (1) one hundred (100) square foot trash enclosure is planned east of the parking area. Gravel pathways would connect the parking lot to the various structures and areas of interest on the property.

The Weihlers propose an approximately thirty-seven thousand seven hundred sixty-two (37,762) square foot wet detention pond around the southern portion of the gazebo. Based on the information provided regarding the amount of disturbed ground (land disturbed for parking, facilities, and detention), a stormwater management permit will be required. WBK submitted a letter regarding stormwater requirements.

The Weihlers plan to have events year-round. For weekdays, events would start no sooner than 9:00 a.m. and end no later than 10:00 p.m. For weekends and holidays, events would start no sooner than 9:00 a.m. and end no later than midnight.

The Weihlers plan to use select caterers and will have adequate insurance.

If approved, the Weihlers plan to start construction by April 2019 and start having events in October 2019 with a full season of bookings for 2020.

A Building and Occupancy Permit will be required for each existing structure that will be used in conjunction with the proposed banquet facility.

A raised septic area with three sanitary holding tanks is proposed southwest of the proposed barn. The proposed water well will be located northeast of the tent area.

The property fronts Schlapp Road.

Based on the information provided, the maximum number of attendees would be two hundred eight-five (285) guests. Four (4) additional full-time employees plus the two (2) owners would be onsite during events. Pending any concerns from first responders, the proposed facility would have more than adequate parking facilities. The Weihlers are proposing one hundred fifty-one (151) parking spaces including seven (7) handicapped accessible spaces.

The Weihlers propose five (5) twenty foot (20') fixture light poles and two (2) twenty foot (20') single fixture light poles.

One (1) monument sign is proposed along Schlapp Road. No information was provided regarding the size of the light or whether or not the sign will be illuminated. No information was provided regarding one-way vehicular movement signs.

The landscaping plan call for thirty-two (32) canopy trees, sixteen (16) evergreens, ten (10) understory trees, ten (10) ornamental trees, and one hundred twenty-six (126) deciduous bushes.

The Weihlers plan to have music originate indoors with speakers facing indoors except for processionalists at weddings.

The Weihlers plan to install some berming and, with the combination of distance and new plantings, they believe noise will not be an issue.

The subject property was awarded a special use permit by Kendall County for a residential unit for a stable employee in 1999.

This proposed banquet facility is less than one half (1/2) mile from the nearest road meeting the functional classification requirements in the Zoning Ordinance. By comparison, the banquet facility at 13889 Hughes Road is approximately one point five (1.5) miles from the nearest major collector road (Newark Road via Hollenback Road).

Mr. Holdiman noted that the Petitioners will ask for a variance from the Oswego Fire Protection District for sprinkler requirements. Mr. Kramer indicated that they would apply for a variance from the Fire Protection District for sprinkler system, if necessary. The Petitioners will install a security system. The project would continue to move forward if the variance is not granted. The structures on the property will be heated and cooled.

The Petitioners are working on the septic system information.

Fridays, Saturdays, and the night before holidays are considered weekends. Sunday would be considered a weekday. Cleanup would be finished by 1:00 a.m. on weekends and 11:00 on weekdays.

Discussion occurred regarding the roadway classification of Schlapp Road. Mr. Asselmeier stated that the classification came from the Land Resource Management Plan. Mr. Klaas indicated that the Highway Department classified Schlapp Road as a minor collector.

Mr. Kramer noted that Oswego Township is a dry township; he discussed the caterer's license.

Mr. Rybski discussed the well testing requirements based on the number of events and number of people in attendance at these events. No food would be made onsite. He discussed the requirements of the septic system, including the location of a secondary septic field. The bathroom facilities will be inside the buildings.

The Petitioners acknowledged the Right to Farm Clause.

The Petitioners will use their cell phones to measure noise. The speakers will be turned inward.

The size of the monument sign has not been determined. The sign will be a low-level monument sign. The sign will not be illuminated. Staff requested additional information on the dimensions of the sign. Mr. Kramer was unsure about directional signage at the egress/ingress to the property.

The Petitioners indicated that they no longer needed the special use permit for a stable employee.

The Petitioners will apply for a stormwater management permit.

Mr. Holdiman asked if the barn will be a two (2) story structure. This question was not answered.

Mr. Rybski said that the proposal could be moved forward, but the septic and well review can occur as the proposal moves through the process.

Mr. Asselmeier asked Mr. Klaas if he saw any concerns regarding the ability of Schlapp Road to support this type of use. Mr. Klaas requested that the Township weigh-in on the question. The Township would have to permit the ingress/egress points.

Mr. Klaas requested a right-of-way dedication. The Petitioners agreed to dedicate the appropriate amount of right-of-way; the right-of-way would extend to fifty feet (50') from the centerline of Schlapp Road. The dedication would occur within sixty (60) days of approval of the special use permit. The site plan would be adjusted to reflect the dedication.

Mr. Asselmeier made a motion, seconded by Mr. Rybski, to approve special use permit and variance as requested.

Ayes (6): Asselmeier, Guritz, Holdiman, Klaas, Rybski, and Prochaska
Nays (0): None
Abstain (0): None
Absent (4): Andrews, Briganti, Chismark, and Langston

The motion passed unanimously. This matter will go before the Kendall County Regional Planning Commission on January 23rd.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

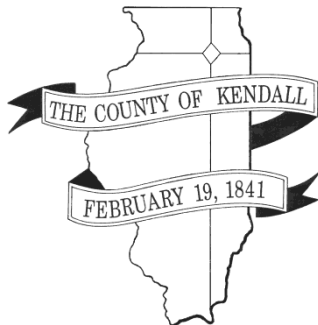
Mr. Asselmeier noted that an application for a banquet facility on Crimmins Road could be submitted.

Mr. Kramer indicated that the owner of 17 Ashe Road is working with the homeowners association to resolve issues related to their special use permit amendment request.

ADJOURNMENT

Mr. Klaas made a motion, seconded by Mr. Guritz to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:57 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 19-06**Manpreet Singh on Behalf of MGG Freight Brokerage, LLC****Site Plan Approval for Truck Parking****Lots 1-5 of Light Road Industrial Park****Property is Zoned M-1****INTRODUCTION**

MGG Freight Brokerage, LLC is requesting permission to pads for trucks and trailers on lots 1-5 of Light Road Industrial Park. If approved, the Petitioner would like to start construction and operations at the property as soon as possible.

The Petitioner purchased the property on January 17, 2019.

The application materials are included as Attachment 1. The plat of the property is included as Attachment 2. The Petitioner is not planning to construct any buildings. The exact locations of parking pads have not been determined; the impervious surface calculations on Attachment 2, Page 3 are for the entire site and not for specific areas of the site.

SITE INFORMATION

PETITIONER: Manpreet Singh on Behalf of MGG Freight Brokerage, LLC

ADDRESS: No Address

LOCATION: Approximately 0.15 Miles South of Light Road Along Commerce Road on the North and West Sides of Commerce Road

TOWNSHIP: Oswego

PARCEL #s: 03-07-177-004, -005, -006, -007, -008

LOT SIZE: 5.95 Acres

EXISTING LAND USE: Vacant

ZONING: M-1

LRMP:	Existing Land Use	Vacant Manufacturing
	Future Land Use	Mixed Use Business
	Roads	Light Road is a Township maintained Minor Collector Commerce Road will be Dedicated to Oswego Township after Lighting Issues are Resolved.
	Trails	The Village of Oswego has a Trail Proposed Along Light Road
	Floodplain/ Wetlands	None

REQUESTED ACTION: Site Plan Approval

APPLICABLE Section 13.10 – Site Plan Review
REGULATIONS:



SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Railroad, Industrial and Agricultural	M-1	Mixed Use Business and Railroad	R-6, R-7, B-2, and M-1 (County) M-2 (Montgomery)
South	Comed ROW	M-1	Mixed Use Business and Comed ROW	A-1 (County) R-1 and R-2 (Oswego)
East	Comed ROW	M-1	Mixed Use Business and Comed ROW	R-6, R-7 SU, and M-1
West	Railroad and Agricultural	M-1	Mixed Use Business and Railroad	M-1 (County) R-1 and M-2 (Oswego)

Pictures of the property are included as Attachments 3-6.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report is included as Attachment 1, Page 4. Protected resources are in the area, but adverse effects are unlikely.

NATURAL RESOURCES INVENTORY

Not required because the property is zoned M-1.

ACTION SUMMARY

OSWEGO TOWNSHIP

Petition information was sent to Oswego Township on January 18, 2019. Commerce Drive must be accepted by Oswego Township prior to the issuance of any building permits.

OSWEGO FIRE PROTECTION DISTRICT

Petition information was sent to the Oswego Fire Protection District on January 24, 2019.

VILLAGE OF MONTGOMERY

Petition information was sent to the Village of Montgomery on January 24, 2019.

VILLAGE OF OSWEGO

Petition information was sent to the Village of Oswego on January 24, 2019.

STORMWATER

WBK submitted comments on the proposal which are included as Attachment 7.

DESIGN STANDARDS

Pursuant to Section 13.10.D of the Kendall County Zoning Ordinance, the following shall be taken into account when reviewing Site Plans (Staff comments in bold):

*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 shall 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. **No structures are planned for the site. No lighting is planned for the site. A stormwater permit will be required prior to the issuance of any permits.***

*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. **Ample space exists on the property for the proposed use. The property will be fenced. Commerce Drive must be accepted by Oswego Township prior to the issuance of any building permits.***

*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. **This is not an issue.***

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 site will be laid out in a manner that will not impact shadow, noise, odor, or traffic. A stormwater permit must be secured prior to the issuance of any building permits.**

*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. **No building is planned for the site.***

*Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. **The proposed site development is in harmony with the existing use of neighboring properties provided fencing meets the Kendall County Zoning Ordinance.***

*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 applicable.***

*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 Petitioner plans to install a fence as required by the Kendall County Zoning Ordinance and is away from neighboring residential uses.***

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

*Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. **No buildings are proposed.***

*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. **No lighting is proposed.***

*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. **Refuse will not be collected onsite.***

RECOMMENDATION

Pending concerns regarding safety and traffic circulation, Staff recommends approval of the proposed site plan as proposed with the following three (3) conditions:

1. The site shall be developed substantial in conformance with the submitted site plan. The total impervious surface area shown on the submitted documents shall be for the entire site. The specific location of parking pads shall be the discretion of the property owner.
2. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of business proposed for the site, including, but, not limited to,

securing the applicable stormwater management permit.

3. No permits shall be issued until Commerce Drive is accepted by Oswego Township.

ATTACHMENTS

1. Application Materials
2. Site Plans
3. Looking Southwest from Light Road
4. Looking Southwest
5. Looking East
6. Looking Northwest
7. 1-22-19 WBK Letter



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

APPLICATION

PROJECT NAME Semi-Truck Parking FILE #: 19-06

NAME OF APPLICANT <u>Mangreet Singh</u>		
CURRENT LANDOWNER/NAME(S)		
SITE INFORMATION ACRES <u>5.95</u>	SITE ADDRESS OR LOCATION <u>5613 Commerce Rd, Oswego, IL</u>	
EXISTING LAND USE <u>Vacant</u>	CURRENT ZONING <u>M-1</u>	ASSESSOR'S ID NUMBER (PIN) <u>03-07-177-004</u>
		LAND CLASSIFICATION ON LRMP <u>Mixed Use Business</u>
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input checked="" 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)		
¹ PRIMARY CONTACT <u>Mangreet Singh</u>	PRIMARY CONTACT MAILING ADDRESS <u>2325 Ferdinand Ln, Montgomery, IL 60538</u>	PRIMARY CONTACT EMAIL <u>Kisma513@aol.com</u>
PRIMARY CONTACT PHONE # <u>847-293-1699</u>	PRIMARY CONTACT FAX # <u>630-844-0430</u>	PRIMARY CONTACT OTHER # (Cell, etc.) <u>Kisma513@aol.com</u>
² ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT 		DATE

FEE PAID: \$375
CHECK #

RECEIVED

JAN 17 2019

KENDALL COUNTY
PLANNING, BUILDING
& ZONING

¹Primary Contact will receive all correspondence from County

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

SPECIAL WARRANTY DEED

THE GRANTOR,

MELROSE HOLDINGS 1, LLC

of the Village of Lombard, County of DuPage, State of Illinois, for and in consideration of TEN AND NO/100-----(\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, does hereby Grant, Bargain and Sell to MGG FREIGHT BROKERAGE LLC, 2325 Ferdinand Lane, Montgomery, Illinois 60538

the following described Real Estate situated in the County of Kendall in the State of Illinois, to-wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2018 and subsequent years and (see reverse side);

Permanent Index Number(s): 03-07-177-004; 03-07-177-005; 03-07-177-006; 03-07-177-007; 03-07-177-008; and 02-12-201-001;

Property Address: Light Road Industrial Park Lots 1-5, Oswego, Illinois 60543

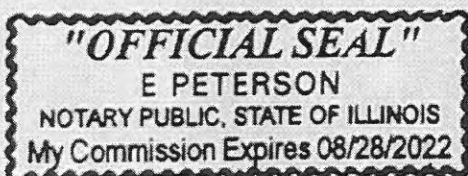
DATED this 17th day of January, 2019.

MELROSE HOLDINGS 1, LLC

BY: [REDACTED]

JASON FELLS, Assistant Secretary

State of Illinois, County of DuPage SS.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JASON FELLS, as Assistant Secretary of MELROSE HOLDINGS 1, LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 17th day of January, 2019.

[REDACTED]
NOTARY PUBLIC

This instrument was prepared by
MARY E. KRASNER/GUERARD, KALINA & BUTKUS
310 S. County Farm Rd., Suite H, Wheaton, IL 60187

LEGAL DESCRIPTION

of premises commonly known as Light Road Industrial Park Lots 1-5, Oswego, Illinois 60543

PARCEL 1: LOTS 1, 2, 3, 4 AND 5 IN THE FINAL PLAT OF SUBDIVISION LIGHT ROAD INDUSTRIAL PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 2008, AS DOCUMENT 200800013735, IN KENDALL COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR ACCESS FOR BENEFIT OF PARCEL 1 ON AND OVER THE 66 FOOT WIDE ACCESS EASEMENT AREAS ACROSS COMMONWEALTH EDISON RIGHT OF WAY AND PORTION OF LOT 11 AS CREATED AND DEPICTED ON THE PLAT DOCUMENT 200800013735.

FURTHER SUBJECT TO: covenants, conditions and restrictions of record; building lines and easements; if any, so long as they do not interfere with the current use and enjoyment of the real estate;

MAIL TO:

MGG FREIGHT BROKERAGE LLC
(Name)
2325 FERDINAND LANE
(Address)
MONTGOMERY IL 60538
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

MGG FREIGHT BROKERAGE LLC.
2325 Ferdinand Lane
Montgomery, IL 60538



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Wayne Rosenthal, Director

January 16, 2019

Daniel J. Krill
Manpreet Singh
2325 FERDINAND LN
MONTGOMERY, IL 60538

RE: TRUCK PARKING LOT
Project Number(s): 1906498
County: Kendall

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.






This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

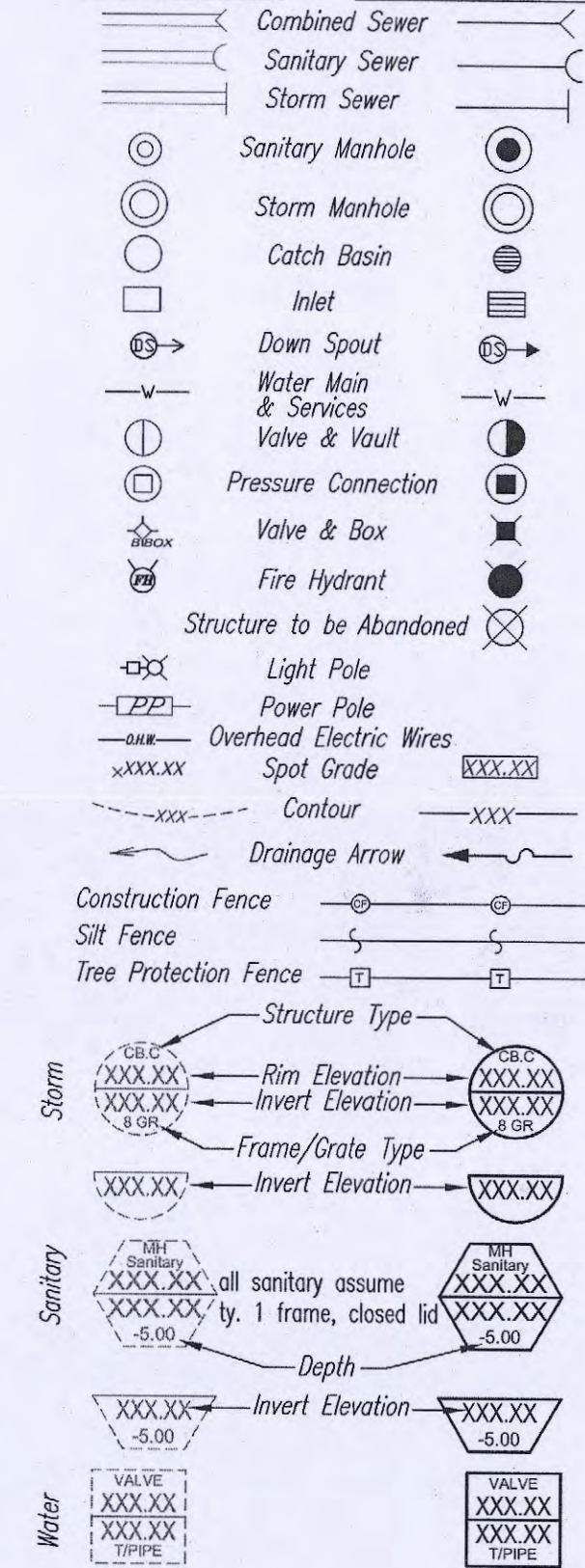
The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Bradley Hayes
Division of Ecosystems and Environment
217-785-5500

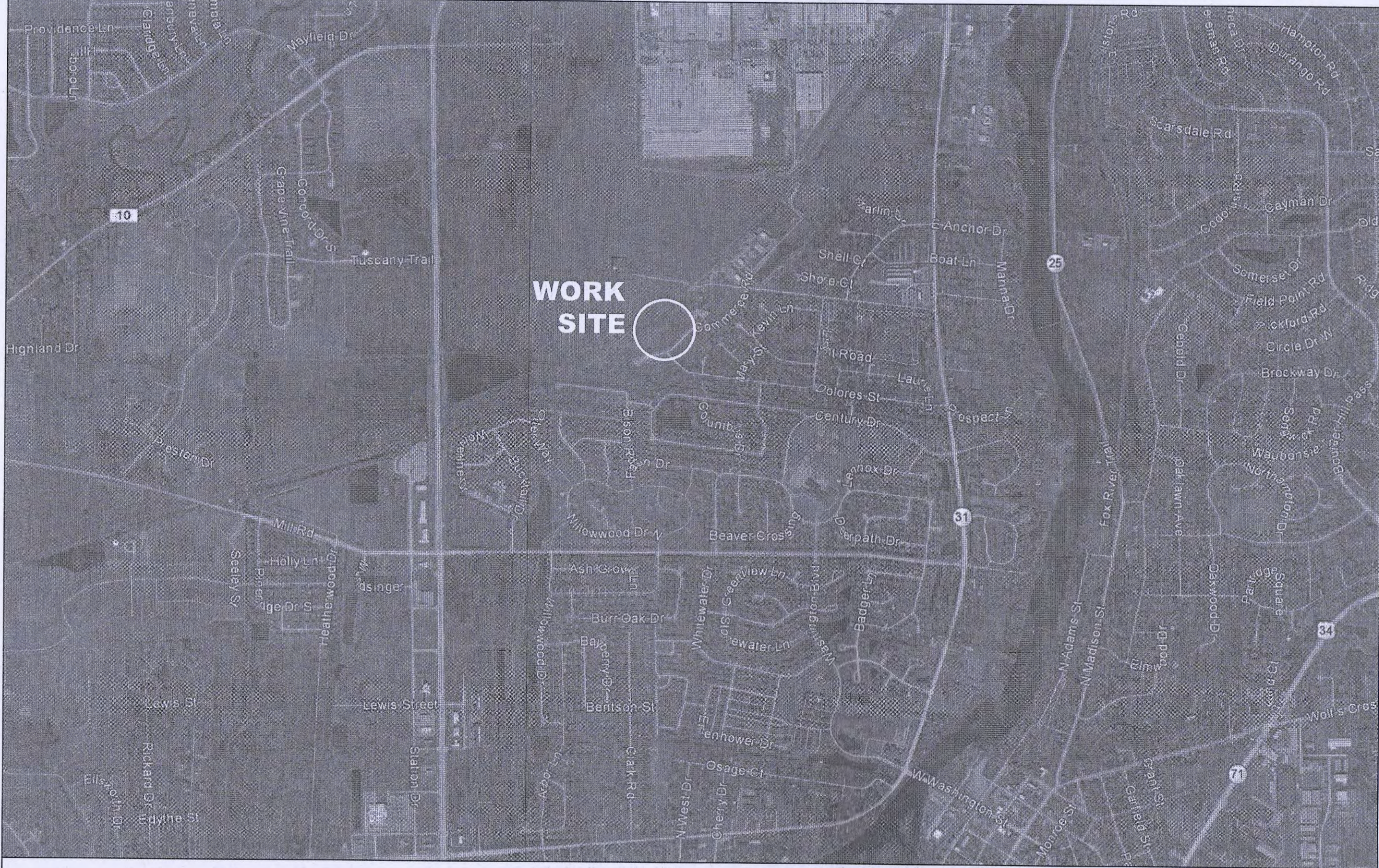
1. THE CONTRACTOR SHALL RESTORE AREAS DISTURBED BY THIS WORK TO THE ORIGINAL CONDITIONS UNLESS THE PLANS STATE OTHERWISE.
2. OBJECTIONABLE MATERIAL AND CONSTRUCTION DEBRIS SHALL BE CLEARED PRIOR TO RESTORATION.
3. THE CONTRACTOR SHALL RESTORE LAWN AREAS PER THE LOCAL REQUIREMENTS, BUT SHALL NOT BE LESS THAN:
 - ONSITE LAWN:
 - SEED (DOT LAWN MIX 1) AND EXCELSIOR BLANKET ON 4" TOPSOIL
 - OFFSITE LAWN & PARKWAYS:
 - SOD ON 4" TOPSOIL
4. THE CONTRACTOR SHALL REMOVE AND REPLACE SOD DISTURBED BY WATERING OPERATIONS.

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PAVER PAVEMENT (MATCH ADJACENT OR COORDINATE PATTERN WITH OWNER)
	GRAVEL, AGGREGATE SURFACE, RIP-RAP
	LAWN RESTORATION (REFERENCE ONLY) FIELD COORDINATE RESTORATION AREA TO INCLUDE ALL DISTURBED NON-PAVED AREAS



1. "BOTTOM OF TRIM" (B/TRIM) INDICATES THE BOTTOM OF BRICK, SIDING, OR OTHER VENEER TREATMENT.
2. EXPOSED FOUNDATION SHALL BE A MINIMUM OF FOUR INCHES (4") ABOVE FINISHED GRADE FOR BRICK AND MASONRY VENEER AND SIX INCHES (6") ABOVE FINISHED GRADE FOR ALL OTHER VENEER FINISHES.
2. STEPS IN FOUNDATION OR VENEER ELEVATIONS ARE SHOWN IN APPROXIMATE LOCATIONS. REFER TO ARCHITECTURAL PLANS FOR FOUNDATION ELEVATION DETAILS.
4. TOPS OF WINDOW WELLS SHALL BE A MINIMUM OF 6 INCHES (6") ABOVE FINISHED GRADE.
5. GRADE SLOPES SHALL BE 3:1 MAXIMUM. SWALE RUNNING SLOPES SHALL BE 1% MINIMUM UNLESS NOTED OTHERWISE ON THE PLAN.
6. MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES.
7. "FINISHED GRADE" SHALL BE INTERPRETED TO MEAN THE TOP OF FINISHED LAWN, SOD, MULCH, OR OTHER FINAL SURFACE.
8. "BOTTOM OF WALL" (B/WALL) INDICATES THE LOWEST FINISHED GRADE ADJACENT TO A RETAINING WALL.

near Oswego, Illinois (in unincorporated Kendall County)
LOTS 1, 2, 3, 4 AND 5 IN THE FINAL PLAT OF SUBDIVISION LIGHT ROAD INDUSTRIAL PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 2008 AS DOCUMENT 2008013735, IN KENDALL COUNTY, ILLINOIS,
PIN No.: 03-07-177-004, 03-07-177-005, 03-07-177-006, 03-07-177-007, 03-07-177-008 & 02-12-201-001



- | | |
|-----|---|
| C-1 | PROJECT INFORMATION |
| C-2 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C-3 | LAYOUT PLAN |
| C-4 | GRADING PLAN |
| C-5 | DETAILS |

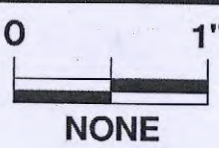
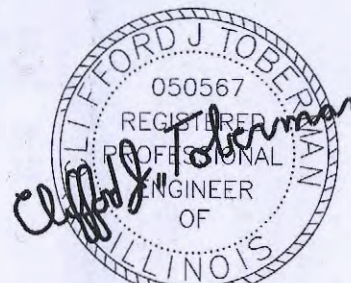
VERTICAL DATUM U.S.G.S. N.A.V.D. 1988
DERIVED FROM TOPNET GPS NETWORK.

PROJECT BENCHMARK:
NORTHWEST FLANGE BOLT OF HYDRANT LOCATED IN THE WEST PARKWAY OF COMMERCE ROAD
AT THE SOUTHEAST CORNER OF LOT 5,
ELEV 655.12 U.S.G.S. N.A.V.D. 1988

PROJECT BENCHMARK:
NORTHWEST FLANGE BOLT OF HYDRANT LOCATED IN THE WEST PARKWAY OF COMMERCE ROAD
AT LOT 2
ELEV 655.75 U.S.G.S. N.A.V.D. 1988

THE FOLLOWING CODES AND SPECIFICATIONS ARE INCORPORATED INTO THESE DOCUMENTS BY REFERENCE AND SHALL BE CONSIDERED MINIMUM CONSTRUCTION STANDARDS. IF ANY CONFLICT EXISTS BETWEEN THE PLANS, SPECIFICATIONS, OR CODES, THE STRICTEST CONDITION SHALL APPLY. IF NO EDITION IS CITED, THE CURRENT EDITION SHALL APPLY:

- 2016 IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- 2016 ILLINOIS STANDARD SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS
- 2016 ISPE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS
- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- COUNTY OF KENDALL CODE OF ORDINANCES

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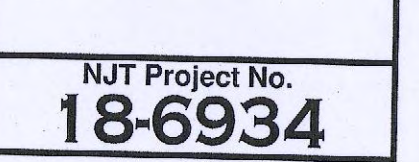
CIVIL ENGINEERS & SURVEYORS
115 S. Wilke Road, Suite 301, Arlington Heights, IL 60005
P. (847) 439-8225 F. (847) 749-4104

OSWEGO, ILLINOIS (UNINC. KENDALL COUNTY)

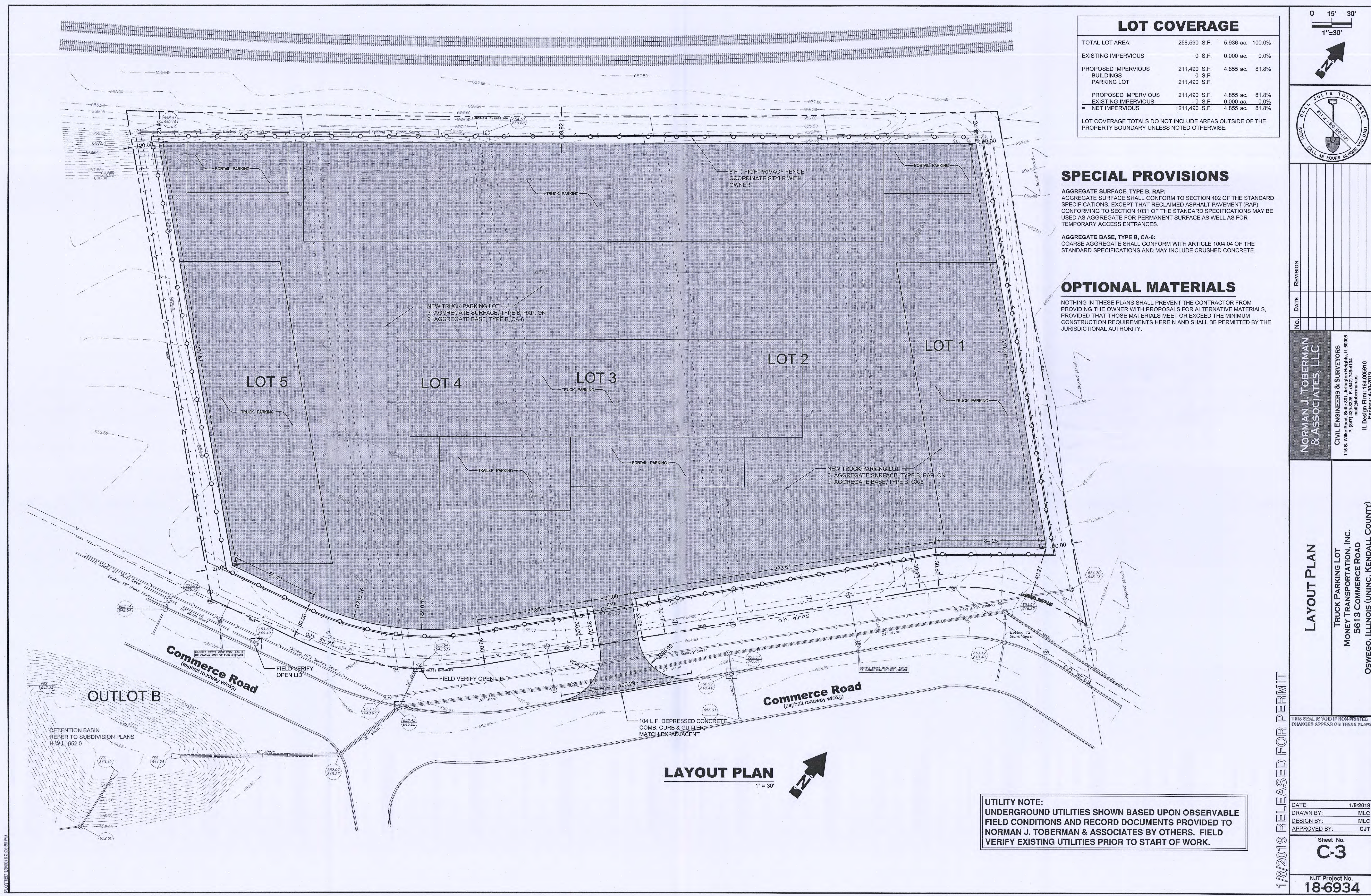
DATE	1/8/2019
DRAWN BY:	MLC
DESIGN BY:	MLC
APPROVED BY:	CJT

C-1

NJT Project No.
18-6934



UTILITY NOTE:
UNDERGROUND UTILITIES SHOWN BASED UPON OBSERVABLE
FIELD CONDITIONS AND RECORD DOCUMENTS PROVIDED TO
NORMAN J. TOBERMAN & ASSOCIATES BY OTHERS. FIELD
VERIFY EXISTING UTILITIES PRIOR TO START OF WORK.



LOT COVERAGE				
TOTAL LOT AREA:	258,590 S.F.	5.936 ac.	100.0%	
EXISTING IMPERVIOUS	0 S.F.	0.000 ac.	0.0%	
PROPOSED IMPERVIOUS	211,490 S.F.	4.855 ac.	81.8%	
BUILDINGS	0 S.F.			
PARKING LOT	211,490 S.F.			
PROPOSED IMPERVIOUS	211,490 S.F.	4.855 ac.	81.8%	
EXISTING IMPERVIOUS	- 0 S.F.	0.000 ac.	0.0%	
= NET IMPERVIOUS	+211,490 S.F.	4.855 ac.	81.8%	
LOT COVERAGE TOTALS DO NOT INCLUDE AREAS OUTSIDE OF THE PROPERTY BOUNDARY UNLESS NOTED OTHERWISE.				

SPECIAL PROVISIONS

AGGREGATE SURFACE, TYPE B, RAP:
AGGREGATE SURFACE SHALL CONFORM TO SECTION 402 OF THE STANDARD SPECIFICATIONS, EXCEPT THAT RECLAIMED ASPHALT PAVEMENT (RAP) CONFORMING TO SECTION 1031 OF THE STANDARD SPECIFICATIONS MAY BE USED AS AGGREGATE FOR PERMANENT SURFACE AS WELL AS FOR TEMPORARY ACCESS ENTRANCES.

AGGREGATE BASE, TYPE B, CA-6:
COARSE AGGREGATE SHALL CONFORM WITH ARTICLE 1004.04 OF THE STANDARD SPECIFICATIONS AND MAY INCLUDE CRUSHED CONCRETE.

OPTIONAL MATERIALS

NOTHING IN THESE PLANS SHALL PREVENT THE CONTRACTOR FROM PROVIDING THE OWNER WITH PROPOSALS FOR ALTERNATIVE MATERIALS, PROVIDED THAT THOSE MATERIALS MEET OR EXCEED THE MINIMUM CONSTRUCTION REQUIREMENTS HEREIN AND SHALL BE PERMITTED BY THE JURISDICTIONAL AUTHORITY.

0 15' 30'

1"=30'

No.	DATE	REVISION

NORMAN J. TOBERMAN & ASSOCIATES, LLC

CIVIL ENGINEERS & SURVEYORS
1115 S. WILKE ROAD, SUITE 301, ARLINGTON HEIGHTS, IL 60005
P. (847) 438-3225 F. (847) 798-4104
mlc@norman-j.com
IL Design Firm: 169-008910
Expires: 12-31-2019

LAYOUT PLAN

TRUCK PARKING LOT
MONEY TRANSPORTATION, INC.
5613 COMMERCE ROAD
OSWEGO, ILLINOIS (UNINC. KENDALL COUNTY)

THIS SEAL IS VOID IF NON-PRINTED CHANGES APPEAR ON THESE PLANS

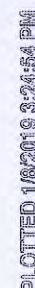
DATE 1/8/2019
DRAWN BY: MLC
DESIGN BY: MLC
APPROVED BY: CJT

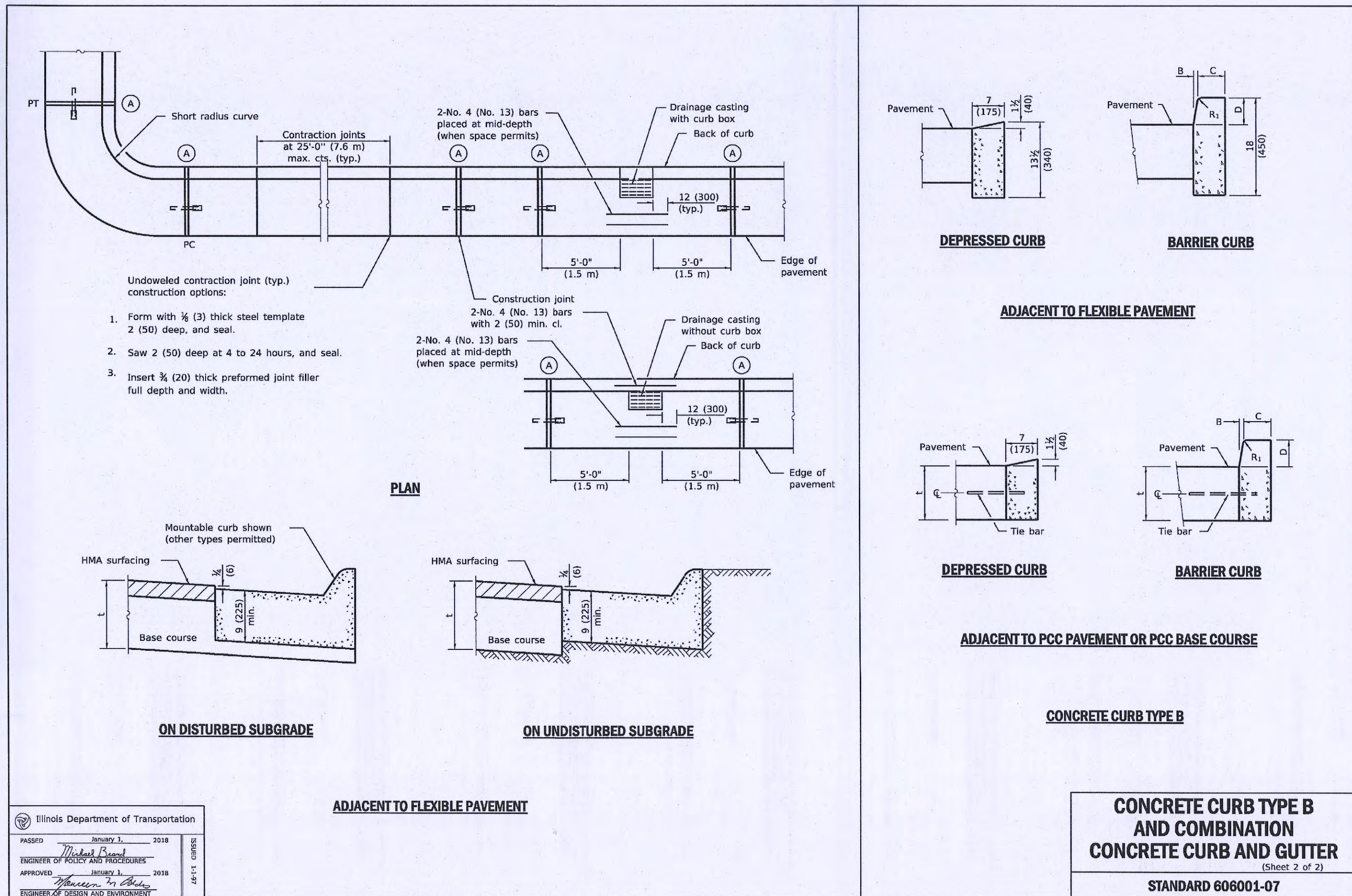
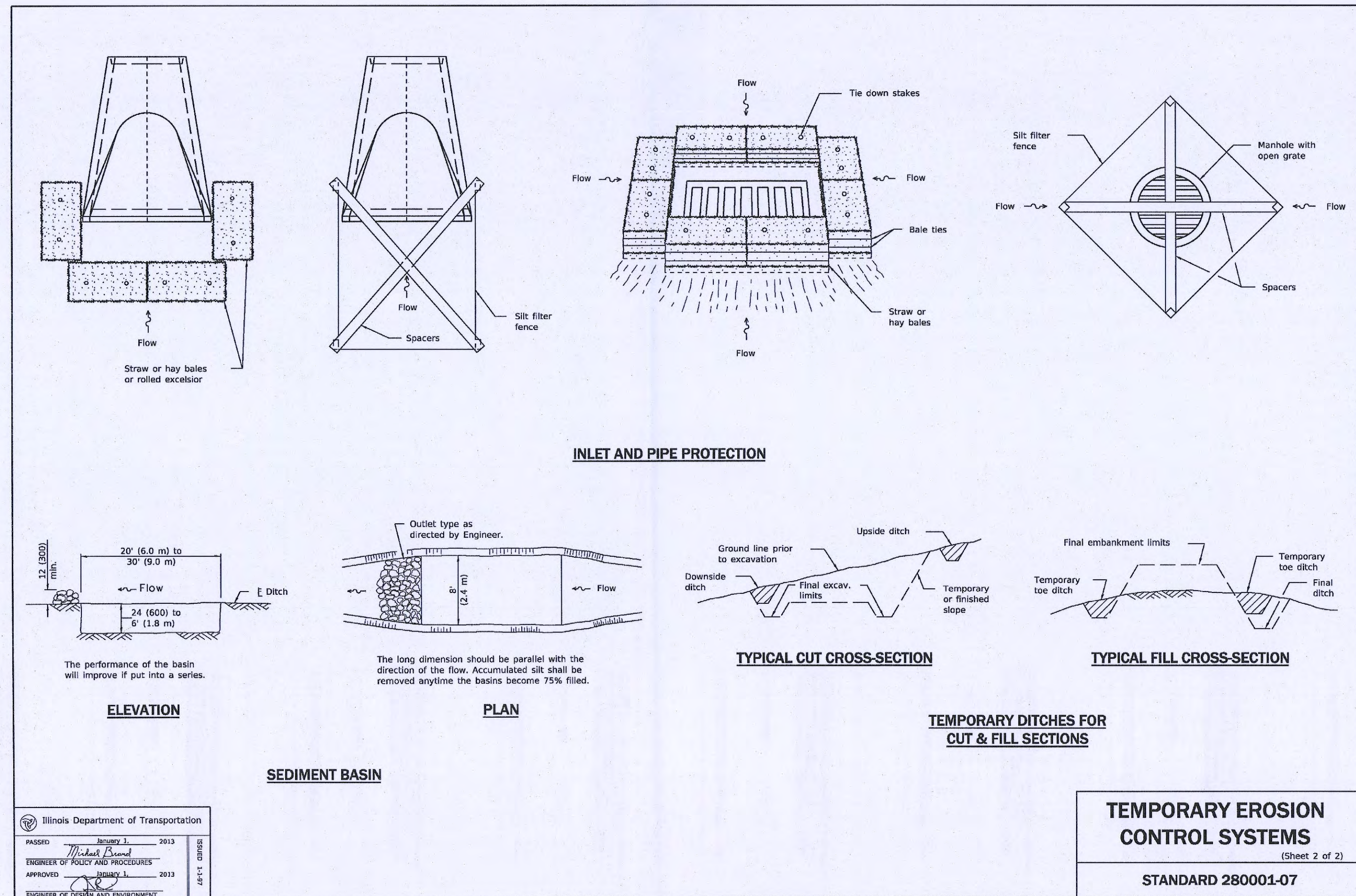
Sheet No.
C-3

NJT Project No.
18-6934

UTILITY NOTE:
UNDERGROUND UTILITIES SHOWN BASED UPON OBSERVABLE FIELD CONDITIONS AND RECORD DOCUMENTS PROVIDED TO NORMAN J. TOBERMAN & ASSOCIATES BY OTHERS. FIELD VERIFY EXISTING UTILITIES PRIOR TO START OF WORK.

1/8/2019 RELEASED FOR PERMIT



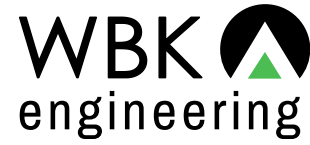












January 22, 2019

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

Subject: Review of Light Road Truck Parking Lots 1-5 at 5613 Commerce Road
Kendall County (WBK Project 19-102.C)

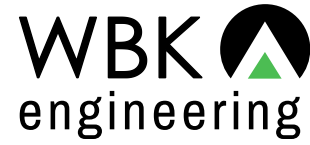
Dear Mr. Asselmeier:

WBK Engineering has completed a review of the Truck Parking Lots 1-5 project at 5613 Commerce Road in Kendall County. The following material was provided to us for review:

- Engineering Plans prepared by Norman J. Toberman & Associates LLC., dated January 8, 2019 and received on January 18, 2019 via e-mail.

These documents have been reviewed for conformance with the Kendall County Stormwater Ordinance. The following comments are offered for the petitioner's consideration and require resolution prior to our recommendation for approval:

1. Submit a stormwater Permit Application. Provide a narrative of the purpose and description of the development. Outline the existing and proposed conditions, stormwater practices being utilized, and quantified impacts to adjacent land owners.
2. Identify the underlying subdivision in which the project lies, the presence of floodplain and wetlands, or lack thereof.
3. Verify if there are any existing field tiles, wells, or septic systems located within the project limits and provide the locations on the plans.
4. In the narrative, specifically address upstream and downstream drainage features affecting or affected by the project and if applicable the need for site runoff storage.
5. Verify the need for site runoff storage or compliance with the underlying subdivision design parameters including percent impervious and tributary areas to stormwater basins and storm sewers.
6. It appears the proposed disturbance will exceed one acre and therefore a Notice of Intent for construction activities is required from the IEPA.

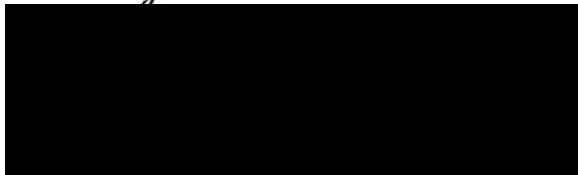


7. Illustrate stabilized construction entrance on plans and provide construction entrance stabilization detail on detail sheets.
8. Depict locations of any stockpiles or fill/borrow pits on plans and provide soil erosion and sedimentation control practices and details.
9. Sheet C-4 – It is preferred to collect runoff from the site and route it into storm sewer prior to discharge onto Commerce Road. It appears a shallow swale between the property line and the proposed fence along with a short storm sewer extension to the swales would accomplish this objective.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,



Greg Chismark, P.E.
Municipal Practice Principal

CC: