

**KENDALL COUNTY
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING**

111 West Fox Street • Room 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

January 27, 2020 – 7:00 p.m.

CALL TO ORDER – ZONING BOARD OF APPEALS

ROLL CALL for the Zoning Board of Appeals: Randy Mohr (Chair); Scott Cherry, Karen Clementi, Cliff Fox, Tom LeCuyer, Dick Thompson, and Dick Whitfield

MINUTES: Approval of Minutes from the October 28, 2019 Zoning Board of Appeals Hearing/Meeting (Pages 3-17)

PETITIONS:

1. **19 – 34 – Ronald Smrz on Behalf of the Bank of Lyon Trust (Pages 18-19)**
Request: Special Use Permit for a Storage of Motor Vehicles, Boats, Trailers, and Other Recreational Vehicles Business
PIN: 02-35-151-003
Location: 7821 Route 71, Oswego Township
Purpose: Petitioner Wants to Operate a Storage Business on the Subject Property; Property is Zoned A-1 with a Special Use Permit
2. **19 – 37 – John Dollinger on Behalf of Hansel Ridge, LLC (Pages 20-85)**
Request: Amend the Future Land Use Map in the Land Resource Management Plan by Changing the Classification of the Subject Property from Public/Institutional to Commercial
PIN: Northern 18.7 +/- Acres of 09-13-200-002
Location: 195 Route 52, Seward Township
Purpose: Petitioner Wants Map Change to Be Able to Rezone the Property for Commercial Purposes; Property is Zoned A-1
3. **19 – 38 – John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner) and Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer) (Pages 86-179)**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural to B-4 Commercial Recreation District
PIN: Northwestern 9.19 +/- Acres of 09-13-200-002
Location: 195 Route 52, Seward Township
Purpose: Petitioners Would Like to Operate an Indoor Athletic Facility at the Subject Property
4. **19 – 39 – John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner), Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer), and James and Denise Maffeo (Prospective Buyer) (Page 180)**
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural to B-3 Highway Business District and Special Use Permits for Indoor and Outdoor Storage
PIN: Northeastern 8.69 +/- Acres of 09-13-200-002
Location: 195 Route 52, Seward Township
Purpose: Petitioners Would Like to Operate an Indoor and Outdoor Storage Facility on the Property.

5. **19 – 47 – Deb Chow on Behalf of Jade Restorations, Inc. (Current Owner) and D. Howard on Behalf of Bullmastiff Construction Company LTD. (Contractor)**
 (Pages 181-261)
Request: Special Use Permits for a Kennel and Veterinary Establishment
PIN: South 8.49 +/- Acres of 09-24-100-012
Location: Northeast Corner of Ridge Road and Bell Road, Seward Township
Purpose: Petitioners Would Like to Operate a Veterinary and Kennel on the Property. Property is
 Zoned A-1

NEW BUSINESS/ OLD BUSINESS

1. Discussion of February 1, 2020 Kendall County Regional Planning Commission Annual Meeting
 (Page 262)

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 19-26 Landscaping Business at 276 Route 52

2. Petition 19-31 Cannabis Zoning Regulations (Pages 263-264)

3. Petition 19-35 Kennel at 3601 Plainfield Road

PUBLIC COMMENT

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on March 2, 2020

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.

In January 2019, a complaint was filed with the Planning, Building and Zoning Department that a landscaping business was operating at the subject property without a special use permit. The Petitioners desire to lawfully operate a landscaping business at the subject property.

TZ Landscaping, LLC wants to purchase the property from the current owners. The landscaping business currently does not have access to the house on the property.

The area subject to the special use permit is approximately ten (10) acres in size, but the business will be operating only on a small portion of the property.

The property is zoned A-1 and is used as an agricultural/farmstead. The future land use of the property is commercial.

Route 52 is a State maintained highway. The City of Joliet has a trail planned along Route 52.

No floodplains or wetlands are present.

The adjacent land uses and zoning classifications are agricultural, with residential uses planned in the future.

A new Minooka School District High School was planned at the northeast corner of Route 52 and Line Road.

The A-1 SU to the east is for fertilizer sales and storage and the A-1 SU to the west is probably for an airstrip.

The EcoCAT Report was submitted and consultation was terminated.

The Natural Resource Inventory application was submitted on June 17, 2019. The LESA Score was 214 indicating a medium level of protection.

Petition information was sent to Seward Township on June 24, 2019. The Seward Township Planning Commission met on July 22, 2019. Discussion occurred regarding burning of material onsite, the placement of a berm along Route 52, the placement of trees along the east, west, and south sides, organization and storage of materials, maintenance of buildings, proper parking, and well and septic concerns. The Petitioner told the Commission that they will clean up the property. The Seward Township Planning Commission recommended approval with one (1) member absent. The Seward Township Board also met on July 22, 2019 and discussed similar concerns as the Seward Township Planning Commission. Discussion occurred regarding placing a berm on three (3) sides of the property and demolishing one (1) of the barns and replacing it with a new barn. The Seward Township Board recommended approval with one (1) member absent.

Petition information was sent to the Village of Shorewood on June 24, 2019. On July 2, 2019, the Village of Shorewood submitted objections to the proposal. They requested an eight foot (8') tall privacy fence to fully screen the materials stored outdoors, properly maintain the existing structures and cleanup debris, and ensure adequate stormwater management of existing and impervious surfaces. The Village opposed any variances to the sign ordinance.

Petition information was sent to the City of Joliet on June 24, 2019. They declined to submit comments per their boundary agreement with the Village of Shorewood.

Petition information was sent to the Minooka Fire Protection District on June 24, 2019. To date, no comments have been received.

ZPAC reviewed this proposal at their meeting on July 2, 2019. Greater specificity was needed regarding the location and size of berms and other screening. Concerns were expressed regarding stormwater runoff control. The Kendall County Health Department requested that the septic field be located. The Petitioners withdrew their request for a sign variance; they intend to install a two (2) sided sign. The consensus of ZPAC members was to forward the proposal to the Kendall County Regional Planning Commission.

The Kendall County Regional Planning started their review of this proposal at their meeting on July 24, 2019. Discussion occurred regarding the nature, location, and timing of installation of fencing, berming, and plantings. Discussion also occurred regarding the location and timing for construction of a new pole barn on the building. The Petitioners requested a layover in order to add greater specificity to their site plan and landscaping.

On August 23, 2019, the Petitioners submitted a revised site plan, which was provided. Also on August 23, 2019, Staff responded with an email outlining several defects with the site plan and with additional questions. This email was provided. The matter was laid over until the September meeting.

On September 18, 2019, the Petitioners submitted another revised site plan, which was provided. This site plan did not include contours and the proposal was laid over until the October meeting.

On October 15, 2019, the Petitioners submitted another revised site plan, which was provided. The Kendall County Regional Planning Commission reviewed this Petition at their meeting on October 23, 2019, with the revised site plan of October 15th. The Petitioners agreed with the proposed Findings of Fact and conditions proposed by Staff. The Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff by a vote of seven (7) in favor and zero (0) in opposition. Two (2) members of the Commission were absent.

The Petitioners submitted revised site plans on September 18th and October 15th. According to these site plans, the Petitioners will demolish the crib on the east side of the property and construct a new sixty foot by one hundred twenty foot (60'X120') building at approximately the same location as the crib. The new building will be approximately thirty-one feet (31') feet off of the eastern property line. Restrooms will be placed inside the building; portable restrooms will be used until completion of the new building. No date was provided regarding the demolition of the crib. The construction of the new building will occur within three (3) years of the landscaping business acquiring ownership of the property.

The site plans also provided for storage area for sand, rock, gravel, soil, and mulch. The concrete storage area will be ninety feet by fifteen feet by six feet (90'X15'X6') and will be installed by March 2020. Two (2) shipping containers will be onsite. The containers will each be eight feet by forty feet (8'X40'). A brick area will be thirty feet by thirty feet (30'X30'). A thirty foot by sixty foot (30'X60')

debris area is also planned to store concrete waste, brick waste, grass clippings, and branches. This debris eventually will be hauled offsite. The debris area will use the same type of encasements as the gravel, soil, and mulch area. A new gas area measuring ten feet by fifteen feet (10'X15') will be installed.

Any new buildings constructed onsite will require building permits. If the existing buildings are going to be used for storage and not repair of vehicles or office operations, no change in occupancy is required.

The site plan shows parking east of the existing house. This parking area will need to comply with the one hundred fifty foot (150') setback requirement in the A-1 Zoning District. The parking area will be gravel. The parking area will be forty-five feet by sixty feet (45'X60'). No customers will come to the property.

Currently, one (1) pole light and one (1) exterior barn light are located on the property. The Petitioners plan to install security lights with the new building. No specifics about the lights was provided.

The Petitioners plan to install one (1) five foot by six foot (5'X6') sign north of the berm. No information was provided regarding the height of the sign.

According to the site plans, the Petitioners plan to install one hundred twenty-four (124) Techny Arborvitae along the western, eastern, and southern portions of the site. The Arborvitae will be three feet (3') in height at the time of planting. They will be planted approximately ten feet (10') apart and will be fifteen to twenty feet (15'-20') from the property line. They will grow approximately fifteen feet (15') in height. Planting will occur by October 2020.

None of the existing trees along Route 52 will be removed.

A berm three feet (3') in height and six feet (6') in width will be installed for a length of fifty feet (50') east of the driveway. The berm will be made of dirt and seed. The berm will be installed by October 2020.

The property drains to the south of the proposed business operations. The Petitioners did not provide any additional information regarding contours, drainage, or dimensions of impervious surface. A stormwater management permit will be required.

Staff recommends approval of the requested special use permit subject to the following conditions:

1. The site shall be developed substantially in accordance with the site plan submitted on October 15, 2019.
2. Any new structures constructed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
3. One (1) business related five foot by six foot (5'X6') sign shall be allowed on the subject property as shown on the attached site plan. The sign will not be illuminated.
4. The parking area shown on the site plan shall be located to comply with the Kendall County Zoning Ordinance, shall be gravel, and shall be approximately forty-five feet by sixty feet

(45'X60') in size.

5. A berm three feet (3') in height as measured from the top of the berm to the base of the berm shall be erected east of the driveway as shown on the site plan. The berm shall be six feet (6') wide at the base, shall extend approximately fifty feet (50'), and shall be made of dirt and seed. The berm shall be installed by October 2020.
6. One hundred twenty-four (124) Techny Arborvitae shall be planted in substantially the locations shown on the attached site plan. The arborvitae shall be three feet (3') tall at the time of planting and shall grow to approximately fifteen feet (15'). The arborvitae shall be installed by October 2020. Damaged or dead arborvitae shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
7. Any materials associated with the landscaping business stored outdoors, including the debris area and brick area, must be stored on concrete pads with blocks on three sides of the materials in substantially the same locations as shown on the site plan. The concrete pads must be installed by March 2020.
8. Equipment and vehicles related to the business may be stored outdoors.
9. Within sixty (60) days of the approval of this special use permit, the Petitioners shall supply the Kendall County Health Department with the locations of the existing well and septic systems on the property. This deadline may be extended by mutual agreement between the Petitioners and the Kendall County Health Department.
10. No landscape waste generated off the property can be burned on this site.
11. A maximum of fifteen (15) employees of the business allowed by this special use permit may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
12. No customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.
13. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 8:00 p.m. between the months of April and November. The business allowed by this special use permit may operate at any time between the months of December and March.
14. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Vice-Chairwoman Clementi asked if the Petitioners could burn landscape waste created onsite. Mr. Asselmeier responded yes. However, the Petitioners cannot haul landscape waste onto the site from another location and burn that landscape waste on the premises.

Vice-Chairwoman Clementi re-opened the public hearing at 7:15 p.m.

Lorien Schoenstedt, Attorney for the Petitioners, stated that she was happy to answer any questions from the Board.

Mr. Asselmeier asked if the current property owner has any objections to the proposed conditions and restrictions. Ms. Schoenstedt responded that the current owner has no objections to the proposed conditions and restrictions.

Vice-Chairwoman Clementi asked who was living in the house. Tyler Zurliene responded that there are tenants living in the house. The tenants in the house are renting through the current owner. Once the Zurlienes acquire the property, the property will be rented to someone else. The tenants of the house will know that the landscaping business is operating at the subject property.

The Zurlienes are under contract to purchase the property.

The sign would be installed per the regulations in the Kendall County Zoning Ordinance.

The Petitioners were agreeable to all of the proposed conditions and restrictions.

Vice-Chairwoman Clementi adjourned the public hearing at 7:19 p.m.

Member LeCuyer made a motion, seconded by Member Whitfield, to approve the Findings of Fact as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided that landscaping materials are properly stored, that appropriate screening is installed, that the well and septic systems are operational and sized to handle the proposed use, and that applicable building and stormwater permits are secured, the proposed use will not be detrimental to or endanger the public, health, safety, morals, comfort, or general welfare.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The subject property is shown as commercial on the future land use map. Provided that landscaping materials are properly stored and that appropriate screening is installed, the proposed use should not adversely impact adjacent uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Route 52 is a State maintained highway that can handle loads of at least seventy-three thousand two hundred eighty pounds (73,280 lbs.). The location

and size septic field are unknown. The Petitioners may have to upgrade the septic system because of the new use of the property.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. Provided the Petitioners comply with all applicable laws, the proposed business and site plan conform to all other applicable regulations of the A-1 Zoning District.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The LRMP encourages agriculture and agribusiness (Page 3-3). The proposed use is consistent with the purpose and objectives of the LRMP.

The votes were as follows:

Ayes (5): Clementi, Fox, LeCuyer, Thompson, and Whitfield

Nays (0): None

Absent (2): Cherry and Mohr

The motion passed.

Member LeCuyer made a motion, seconded by Member Fox, to recommend approval of the requested special use permit with conditions proposed by Staff.

The votes were as follows:

Ayes (5): Clementi, Fox, LeCuyer, Thompson, and Whitfield

Nays (0): None

Absent (2): Cherry and Mohr

The motion passed.

This proposal will go to the Kendall County Planning, Building and Zoning Committee on November 12, 2019.

The Zoning Board of Appeals completed their review of Petition 19-26 at 7:21 p.m.

The Zoning Board of Appeals started their review of Petition 19-35 at 7:21 p.m.

Petition 19-35 – John and Laura Gay

Request: Special Use Permit for a Kennel and Variance to Section 7.01.D.27 of the Kendall County Zoning Ordinance Allowing a Kennel To Be Placed 30 Feet 6 ½ Inches Instead of 150 Feet from Lots Zoned Other Than Residential

PIN: 03-28-100-004

Location: 3601 Plainfield Road, Oswego Township

Purpose: Petitioners Want to Operate a Kennel on the Subject Property; Property is Zoned A-1

Mr. Asselmeier summarized the request.

John and Laura Gay would like to establish a kennel, The Pets Home Pet Resort and Spa, at the subject property which they own at 3601 Plainfield Road. They are also requesting a variance to allow the kennel to be approximately thirty feet, six and one half inches (30'-6 1/2") from property zoned other than residential at the kennel's closest point with neighboring property.

The property is approximately five (5) acres in size and the special use area is approximately four point seven (4.7) acres in size.

The existing land use is agricultural and single-family residential. The future land use is suburban residential. There are no trails planned in the area. There are no floodplains or wetlands on the property, but Morgan Creek runs along the northern boundary of the property.

The adjacent land uses are agricultural, farmstead, and single-family residential. The adjacent zoning is A-1. The Land Resource Management Plan calls for the area to be suburban residential with commercial to the south of the property. The adjacent zonings are A-1 and R-1 in the County and R-2 inside the Village of Oswego.

The Ashcroft Place subdivision is located within one half mile (1/2) to the north.

The Deerpath Trails and Morgan Crossing subdivisions are located within one half (1/2) mile to the west.

EcoCat submitted on July 22, 2019, and found no protected species or sites in the vicinity.

NRI application submitted on September 12, 2019. The LESA Score was 170 indicating a low level of protection.

Oswego Township was emailed information on September 23, 2019. On October 9, 2019, Oswego Township submitted comments regarding this proposal. They do not object to the proposal, but would like adequate screening around the property.

Oswego Fire Protection District was emailed information on September 23, 2019. They requested the building to be fire alarmed. They requested the building to be sprinkled. They also requested turn-around capabilities for fire apparatus on the subject property. The Petitioners agreed to amend their site plan to have a turn-around area and submitted a revised site plan to that effect.

The Village of Oswego was emailed information on September 23, 2019.

ZPAC met on this proposal on October 1, 2019. Discussion occurred regarding the Oswego Fire Protection District's requests. The Petitioners stated they would examine the Oswego Fire Protection District's requests. The Highway Department requested a fifteen foot (15') right-of-way dedication along the entire existing frontage of Plainfield Road to be used as Plainfield Road right-of-way. Discussion occurred regarding the number of vehicle trips at the property. The Health Department requested to work with the Petitioners regarding their well and septic systems. ZPAC recommended approval by a vote of seven (7) in favor, zero (0) in opposition, and three (3) members absent. The ZPAC minutes were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on October 23, 2019. Discussion occurred about future land uses in the area, the need for appropriate screening and fencing, having the animals inside after dusk to reduce noise, and the number of employees at the site during and after hours of operation. A neighbor, John Constantine, requested that the Commission approve the requested special use permit. The Kendall County Regional Planning Commission recommended approval of the requested special use permit and variance with the conditions proposed by Staff with a vote of seven (7) in favor and zero (0) in opposition. Two (2) members of the Commission were absent.

The Petitioners currently reside in the one-story frame house on the property.

Because of the shape of the property, a variance is required to the distance from the kennel to non-residentially zoned property.

According to the information provided to the County, the Petitioners plan to offer pet daycare, boarding, and grooming services. The proposed hours of operation are Monday through Sunday from 6:00 a.m. until 6:00 p.m. However, the Petitioners would like to have the option to be closed on weekends and to allow boarders to drop-off and pick-up pets on the weekends on a pre-scheduled basis. The Petitioners plan to hire five (5) employees. The maximum number of pets planned for the site is one hundred (100). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset. The Petitioners believe the area is lacking this type of service.

As noted in the site plan, the Petitioners plan to construct an approximately four thousand, one hundred fifty (4,150) square foot building southeast of the existing home on the property. The building shall consist of fourteen (14) rooms including a lobby, manager's office, restroom, bathroom, break room, laundry, pet bathing room, three (3) pet suites, and pet areas for small, medium, and large pets. A six foot (6') tall wood fence would be located approximately fifteen feet (15') from the building to the southeast and northeast. The fenced area would be approximately six hundred twenty (620) square feet in size and serve as a play area for the pets.

Building and Occupancy Permits will be required for the new building.

The Petitioner indicated that they are working with the Health Department regarding well and septic facilities.

The property fronts Plainfield Road and curb cut already exists for the proposed driveway for the kennel. The Petitioners are going to remove an existing driveway connection on the property. If this removal occurs, there would be one (1) dedicated entrance for the residence and one (1) dedicated entrance for the kennel.

The Petitioners believe most of the traffic generated by the proposed business will occur in the morning and early evening when patrons drop-off and pick-up their pets.

The Petitioners propose to install an eleven (11) spot parking lot. One (1) of the spaces would be handicapped accessible. The parking lot would access Plainfield Road through a twenty-two foot (22') wide asphalt driveway.

The Petitioners plan to installed three (3) lights along the driveway and in the parking lot. These lights are twelve feet (12') in height. Two (2) wall pack will be installed along the east side of the building. Four (4) wall lights will be installed on the building; three (3) will be on the north side of the building and one (1) will be on the east side of the building. The description of the types of lighting that might be installed were provided. The exact light fixtures are not known.

The Petitioners plan to have one (1) sign along Plainfield Road.

The Petitioners plan to install eight (8) canopy trees, six (6) deciduous shrubs, twenty-eight (28) evergreen shrubs, and six (6) groundcovers, grass, and perennials. The specific location of the plants can be found on the site plan.

The Petitioners believe the distance of their facility to existing houses combined with having the pets indoors by sunset will prevent any noise issues.

The Petitioners plan to install an eight foot by ten foot (8' X 10') refuse enclosure at the northeastern end of the parking lot. The enclosure is proposed to be six feet (6') tall surrounded by brick with a steel gate for access. Refuse will be picked up weekly.

If approved, this would be the fifth active special use permit for a kennel in unincorporated Kendall County.

Staff recommended approval with the following conditions:

1. The site shall be developed substantially in accordance with the attached site plan, security plan, landscaping plan, and lighting plan (original site plan). The site plan shall be adjusted to accommodate a turn-around area for emergency vehicles (site plan submitted on October 16, 2019). The previously listed plans may be slightly altered to meet the right-of-way dedication mentioned in condition 2.
2. Within one hundred eighty (180) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire Plainfield Road portion of the property to Kendall County to be used as Plainfield Road right-of-way. This dedication shall have a depth of fifteen feet (15') as measured from the right-of-way line that existed on the date of adoption of this special use permit ordinance.
3. A variance is granted to Section 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel operation granted by this special use permit to be placed thirty feet, six and one-half inches (30' 6 1/2") at its closest point to lot lines of properties zoned other than residential or shown on the Land Resource Management Plan (LRMP) map as non-residential.
4. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map.
5. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan (original site plan). The specific location of the sign may be adjusted slightly to reflect the right-of-way dedication in condition 2.
6. A maximum of one hundred (100) pets may be on the subject property at any time.

7. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
8. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation.
9. The maximum number of employees for the business allowed by this special use permit shall be seven (7), including the business owners.
10. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
11. Any construction on the property related to the use allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
12. The operator(s) of the kennel allowed by this special use permit may sell ancillary items related to their kennel operations.
13. The operator(s) of the kennel acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The operator(s) of the kennel allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Vice-Chairwoman Clementi opened the public hearing at 7:31 p.m.

Caitlin Paloian, Attorney for the Petitioners, stated she was available for questions.

Vice-Chairwoman Clementi asked how the Petitioners arrived at one hundred (100) pets. Ms. Paloian responded that the Petitioners did not want to restrict themselves, but the Petitioners do not foresee having one hundred (100) pets on the property at a given time. Laura Gay said that the one hundred (100) number was common of nearby kennels. Some of the facilities that allow more pets are smaller than the Petitioners' proposed establishment.

Member Thompson asked what constitutes pets. The response was dogs and cats.

Mr. Asselmeier asked if the Petitioner was agreeable to the proposed conditions and restrictions. The response was yes.

Member Fox asked why the variance was necessary. Mr. Asselmeier stated that the configuration of the property, it would be impossible for a kennel to be located at the property without the requested variance.

Vice-Chairwoman Clementi asked if the Petitioners received any feedback from the neighbors. The

response was that the Petitioners received positive feedback from neighbors.

Discussion occurred regarding sprinkling the property. The Petitioner stated the property would be sprinklered and they would have an employee stay at the facility overnight. The Petitioner is doing these actions as a way to differentiate their operations from competitors.

There is no calculation dictating the number of pets at this facility under the County's regulation.

Vice-Chairwoman Clementi adjourned the public hearing at 7:38 p.m.

Member Thompson made a motion, seconded by Member Whitfield, to approve the Findings of Fact for the special use permit and variance as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1. There are no existing structures on adjacent properties within one hundred feet (100') of the property line. Taking into account the residential properties to the west and southwest of the property, the proposed kennel location will be situated on the east end of the property, thereby well-exceeding the two hundred fifty foot (250') setback requirement from any residential district set forth in the Zoning Ordinance. In addition, the Petitioners have a waste management plan and have considered the impact of noise on surrounding properties. A six foot (6') tall fencing is planned around the outdoor play area. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. As noted in the previous finding, the proposed special use will be setback further than the required setback for residentially zoned properties. The Petitioners plan to install a fence and security lighting. The Petitioners agreed to have animals indoors by sunset. The proposed hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. An existing curb cut is already located off of Plainfield Road at the subject property. The Petitioners will have to secure applicable permits related to stormwater, drainage, well, and septic systems.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board.

pursuant to the recommendation of the Zoning Board of Appeals. Provided that the variance is approved regarding distance to non-residentially zoned or use properties, the special use would conform to the applicable regulations of the district.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject property is triangular in shape and combined with its size of approximately five (5) acres makes it difficult for any use to be greater than one hundred fifty feet (150') from any non-residentially zoned property.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. The configuration of this property is unique among A-1 zoned properties. Most A-1 zoned properties are larger and more rectangular in shaping than the subject property giving them more space for uses to be away from non-residentially zoned property.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The Petitioners did not create the configuration of the subject property.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. Provided the site is developed as proposed, the granting of the variation will not be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. Provided all applicable permits are secured, no threats to public safety should arise. The proposed use will not cause an impairment of light or air to adjacent property. Increased traffic congestion is not anticipated. If developed as proposed, property values should not be impaired.

The votes were as follows:

Ayes (5): Clementi, Fox, LeCuyer, Thompson, and Whitfield

Nays (0): None

Absent (2): Cherry and Mohr

The motion passed.

Member Fox made a motion, seconded by Member Thompson, to recommend approval of the requested special use permit and variance with conditions proposed by Staff.

The votes were as follows:

Ayes (5): Clementi, Fox, LeCuyer, Thompson, and Whitfield

Nays (0): None

Absent (2): Cherry and Mohr

The motion passed.

This proposal will go to the Kendall County Planning, Building and Zoning Committee on November 12, 2019.

The Zoning Board of Appeals completed their review of Petition 19-35 at 7:38 p.m.

NEW BUSINESS/OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO THE COUNTY BOARD

None

PUBLIC COMMENTS

Mr. Asselmeier reported there is a request to amend the Future Land Use Map in the Land Resource Management Plan on County Line Road north of Route 52 by changing the area from Public/Institutional to Commercial and rezone the property for an athletic facility and an outdoor/indoor storage area.

Mr. Asselmeier reported that the Village of Millbrook voted to opt-out of cannabis uses and the Village of Plattville is still deciding their stance on the matter.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member Whitfield made a motion, seconded by Member Fox, to adjourn. With a voice vote of five (5) ayes, the motion passed unanimously. The Zoning Board of Appeals meeting adjourned at 7:44 p.m.

The next hearing/meeting will be on December 16, 2019.

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

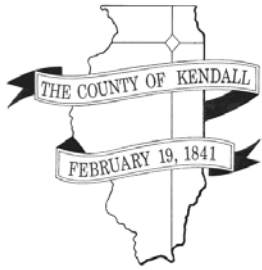
Exhibits

1. Memo on Petition 19-26 Dated October 24, 2019
2. Certificate of Publication and Mailings for Petition 19-26 (Not Included with Report but on file in Planning, Building and Zoning Office).
3. Memo on Petition 19-35 Dated October 24, 2019
4. Certificate of Publication and Mailings for Petition 19-35 (Not Included with Report but on file in Planning, Building and Zoning Office).

**KENDALL COUNTY
ZONING BOARD OF APPEALS
OCTOBER 28, 2019**

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth.

[illegible]



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Zoning Board of Appeals

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: January 24, 2020

Re: Petition 19-34 Request for a Special Use Permit for Outdoor Storage at 7821 Route 71 in
Oswego Township– Petitioner Requests a Layover

Ron Smrz, on behalf of Bank of Lyon Trust, applied for a special use permit for outdoor storage of motor vehicles, boats, trailers, and other recreational vehicles at 7821 Route 71.

At the January 22, 2020, Kendall County Regional Planning Commission meeting, six (6) neighbors expressed opposition to the proposal. They were concerned about increased lighting, traffic safety on Route 71, the desire to keep the area rural, leaks of motor vehicle related fuels and oils, the impact of leaks on local wells, a lack of screening or buffering, and concerns about abandoned vehicles on the property. The Kendall County Regional Planning Commission recommended denial of the proposal with all seven (7) members present voting against the proposal; two (2) members of the Commission were absent.

As noted in the attached email, the Petitioner would like to work with neighbors to address their concerns. The Petitioner requested that the hearing be continued until the March 2, 2020 Kendall County Zoning Board of Appeals meeting.

Staff has no objections to this request.

If you have any questions regarding this request, please let me know.

Thanks,

MHA

Enc.: January 23, 2020 Smrz Email Redacted

Matt Asselmeier

From: Ron Smrz [REDACTED]
Sent: Thursday, January 23, 2020 3:12 PM
To: Matt Asselmeier
Subject: [External]Re: [External]Re: [External]Re: [External]Re: [External]Re: [External]Re: [External]
Re: Fw: [External]RE: [External]7821 Rte 71

Matt : I am requesting an extension for petition 19-34 for the ZBA meeting on Jan 27,2020 to the March 2020 meeting date to make changes to my site plan by my engineer . I will present my changes to you and at the ZBA meeting

as soon as i get them from my engineer. The changes will be to the landscape and lighting design. Thank you Ronald Smrz

On Thu, Jan 23, 2020 at 5:32 AM Ron Smrz <[REDACTED]> wrote:

Matt: I appreciated all the info you gave out at the meeting last night. I am hopeful the changes i am making resolves any issues. One issue a gentleman brought up was vehicles just being abandoned on property with flat tires and trashed

would not happen per county regulations that i have agreed to all vehicles in good repair and licensed No semi trailers ,cargo trailers of any kind which you did explain and i appreciated very much. There seemed to be a lot of

confusion even though you read the details and we have a site plan. I will have a more visual detailed explanation of my plan at the next meetings to eliminate the misunderstandings. I am willing to shorten the hours from 6:30am

to 7:00pm due to the lighting requirements by the county. I am willing to abide by all county regulations to receive the permit. Thank you Ron

On Wed, Jan 22, 2020 at 10:10 PM Ron Smrz <[REDACTED]> wrote:

Matt: We will go with non-motorized camp vehicles only,eliminating any fuel or oil issues . Still keep the 51 sites and only have daylight hours from sunrise to sunset. Can we eliminate the lights all together if i am open only

during daylight hours?. I will plant evergreen trees around entire 1 acre parcel 20 ft apart 4 to 8 ft high. I believe this will resolve all the neighbors issues. If there are any issues with these please let me know and if there are, who i need to contact with the county to get this resolved. I believe i have accomplished everything required of me by the county and the neighbors issues to move forward at the next meetings to get my permit passes. Please allow me to make these changes due to i have fulfilled the requirements of the county and i have accommodated the neighbors wishes. Thank you Ron [REDACTED]. I will be in contact with you Monday. I will take these changes to the next meetings.

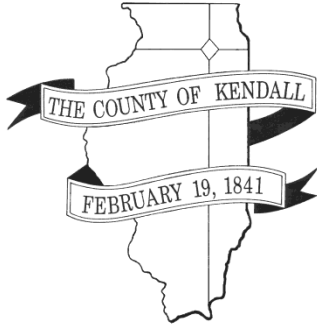
On Sat, Jan 18, 2020 at 9:23 AM Ron Smrz <[REDACTED]> wrote:

Matt: Will be there Jan 22 and 27th. Thank You Ron

On Fri, Jan 17, 2020 at 10:31 AM Matt Asselmeier <masselmeier@co.kendall.il.us> wrote:

Ron:

Here is the link to the Report that was sent to the Regional Planning Commission this morning,
<https://www.co.kendall.il.us/wp-content/uploads/Petition-19-34.pdf>.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 19-37**John Dollinger on Behalf of Hansel Ridge, LLC
Amendment to Future Land Use Map in Land Resource
Management Plan
Public/Institutional to Commercial****INTRODUCTION**

Hansel Ridge, LLC would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately eighteen point seven more or less (18.7 +/-) acres located on the northern half of the property currently addressed as 195 Route 52. If approved, the Petitioner would like to rezone the property to allow an athletic facility and a storage business to be located on the property; both of these requests were submitted as separate petitions.

The application materials are included as Attachment 1. A map showing the property is included as Attachment 2; the northern portion of the property is the subject of this Petition.

SITE INFORMATION

PETITIONERS: John Dollinger on Behalf of Hansel Ridge, LLC

ADDRESS: Northern 18.7 Acres of 195 Route 52

LOCATION: Northwest Corner of Route 52 and County Line Road



TOWNSHIP: Seward

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

LOT SIZE: 40 Acres (Total Existing Parcel) 18.7 +/- Acres (Proposed Reclassification Area)

EXISTING LAND
USE: Agricultural

ZONING: A-1 Agricultural District

LRMP:	Future Land Use	Public Institutional (Petitioner is Requesting a Change to Commercial)
	Roads	County Line Road is a Township Maintained Arterial Road.
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED
ACTION: Amendment to Future Land Use Map in the Land Resource Management Plan
Changing the Classification of the Property from Public/Institutional to Commercial

APPLICABLE
REGULATIONS: Section 13.07 – Map Amendment Procedures

SURROUNDING LAND USE

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

Pictures of the property are included as Attachments 3-7.

The property owner is not requesting a change in the Future Land Use Map for the southern twenty-one more or less (21 +/-) acres of their property. Their property will remain classified as Public/Institutional on the Future Land Use Map.

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

ZBA Memo – Prepared by Matt Asselmeier – January 24, 2020

Page 2 of 4

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

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

ACTION SUMMARY

SEWARD TOWNSHIP

Petition information was sent to Seward Township on October 21, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding traffic congestion and the potential for increased vehicular accidents. Discussion also occurred regarding drainage. The property's proximity to Shorewood and its location were the reasons for seeking the change to the Land Resource Management Plan and for the requested map amendments and special use permits. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting are included as Attachment 10.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting are included as Attachment 11.

VILLAGE OF SHOREWOOD

Petition information was sent to the Village of Shorewood on October 21, 2019. The Village of Shorewood submitted an email on January 6, 2020, stating that they were in discussions with the Petitioner and would have further review at the Village's February 5th Planning and Zoning Commission meeting. This email is included as Attachment 9.

TROY FIRE PROTECTION DISTRICT

The Troy Fire Protection District has no objections to commercial uses as this location, see Attachment 8.

ZPAC

ZPAC reviewed this proposal at their meetings on November 5, 2019, and January 7, 2020. At the November 5th meeting, discussion occurred regarding well and septic service at the site. The Petitioner agreed to a right-of-way dedication along the County Line Road frontage. At the January 7th meeting, the Petitioner provided updated septic information and updated traffic information. The final size of the detention pond had yet been determined. The Petitioner was working on a pre-annexation agreement with Shorewood that would allow the Village to annex the property when the property becomes contiguous to the Village. It was noted that the Village of Shorewood would like the special use to apply to only the storage portion of the property and that the acreage between the storage units and County Line Road be zoned business without a special use permit and that a formal subdivision occur. The Petitioner agreed to a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road including a ten foot (10') dedication for utilities. It was also noted that the Village of Shorewood requested the removal of some fencing and the reorientation of some of the storage buildings. It was noted that the landscaping plan and signage plan required more definition. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without objection; two (2) members were absent. The minutes of these meetings are included as Attachments 12 and 13 respectively.

KCRPC

The Kendall County Regional Planning Commission held a public hearing on this proposal on January 22, 2020. One (1) neighbor testified in opposition to the request because of concerns about traffic safety and the neighbor wanted the area to stay undeveloped. The Kendall Regional Planning Commission recommended approval of the request without objection; two (2) members were absent. The minutes of this hearing are included as Attachment 14.

OTHER PLANS

VILLAGE OF SHOREWOOD

The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional.

WILL COUNTY

Will County gave deference to the Village of Shorewood. Will County favors suburban development, whether that be commercial or residential, in this area.

ANALYSIS

The subject property was originally planned to be a future school location. The southern portion of the subject property and the property immediately to the north of the subject property are both planned to be Public/Institutional. In addition, the property to the west and the property to the north are both owned by the Minooka School District 111. A school could still be placed in the area. Therefore, uses that support and that are not in conflict with educational related uses, including many commercial uses, could be placed on the subject property.

RECOMMENDATION

Because commercial uses require site plan approval, because the Village of Shorewood's Comprehensive Plan calls for this property to be Commercial, and because many commercial uses could be placed on the subject property that would complement education uses, Staff recommends approval of the requested change.

ATTACHMENTS

1. Application Materials
2. Map
3. Looking West
4. Looking East
5. Looking Southwest
6. Looking South
7. Looking Northwest
8. October 10, 2019, Troy Fire Protection District Email
9. January 6, 2020 Email from the Village of Shorewood
10. January 14, 2020 Seward Township Planning Commission Meeting Minutes
11. January 14, 2020 Seward Township Board Meeting Minutes
12. November 5, 2019 ZPAC Minutes
13. January 7, 2020 ZPAC Minutes
14. January 22, 2020 Kendall County Regional Planning Commission Minutes

LAW OFFICES
OF
Daniel J. Kramer
1107A SOUTH BRIDGE STREET
YORKVILLE, ILLINOIS 60560
(630) 553-9500
Fax: (630) 553-5764

DANIEL J. KRAMER

KELLY A. HELLAND
D.J. KRAMER

September 30, 2019

Matt Asselmeier, Senior Planner
Kendall County Building & Zoning
Via E-mail: Masselmeier@co.kendall.il.us

REQUEST TO AMEND KENDALL COUNTY
LAND RESOURCE MANAGEMENT PLAN

Re: Goprobball, LLC Zoning and Special Use Application

Dear Mr. Asselmeier:

Please take this letter as the request of Hansel Ridge, LLC, Goprobball, LLC, and James Maffeo to amend the Kendall County Land Resource Management Plan in regard to the parcel of real property located slightly to the northwest of the intersection of Illinois State Route 52 and County Line Road adjacent to Will County.

The property is currently designated as Government Use under the Kendall County Land Resource Management Plan. No doubt that designation was given do to the fact that Minooka School District owned the property and anticipated during the heavy days growth pre-2007 to build a school on the site.

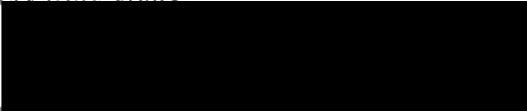
They since have determined that they are currently over-built, and went to market with the parcel and sold it over a year ago to a private owner. There is nothing remarkable about the land features, in that here are no streams, ponds, lakes, or tree growth on the property.

Further it sits within the One and One-Half Mile Planning Boundary of the Village of Shorewood which has taken responsibility for future growth as opposed to the City of Joliet, under an Intergovernmental Agreement between the two entities.

We have made preliminary contact with the Village of Shorewood and are arranging for our One and One-Half Mile Review. Their planning staff has indicated that they feel the proposed recreational use is complementary to their exiting Plan which likewise showed the property for the school purpose.

We would ask that Kendall County Amend its Land Resource Management Plan in concert with our Petition for approval of our re-zoning for an indoor baseball facility and outdoor ancillary recreational uses. Should you have any questions please feel free to call my office.

Very truly yours,

A large black rectangular redaction box covering the signature of Daniel J. Kramer.

Daniel J. Kramer
Attorney at Law

DJK/cth

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)

CONSENT TO KENDALL COUNTY ZONING AND SPECIAL USE APPLICATION

NOW COMES HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY
COMPANY, OWNER, who does hereby consent to the Kendall County Zoning and Special Use
Application submitted by GOPROBALL, LLC AN ILLINOIS LIMITED LIABILITY
COMPANY for B-4 Commercial Recreation and B-3 Business District and Special Use for
Outdoor Storage.

OWNER
HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY:



Authorized Representative 

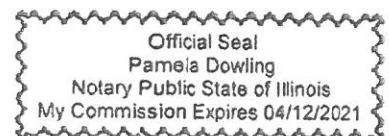

Dated: 9/27/19

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Hansel Ridge, LLC
 Address 7502 E Hansel Rd
 City Channahon State IL Zip 60410
 2. Nature of Benefit Sought _____
 3. Nature of Applicant: (Please check one)
☐ Natural Person
☒ Corporation
☐ Land Trust/Trustee
☐ Trust/Trustee
☐ Partnership
☐ Joint Venture
 4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
Limited Liability Company
 5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
<u>John Dollinger</u>	[REDACTED]	<u>50% Member</u>
<u>Edward Dollinger</u>	[REDACTED]	<u>50% Member</u>
 6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
Theresa Dollinger, [REDACTED]

VERIFICATION
 I, Theresa Dollinger, Attorney for Hansel Ridge LLC, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.
- Subscribed and sworn to before me this 27th day of September, A.D. 2019
- (seal) [REDACTED] Notary Public



**SPECIAL WARRANTY DEED****PREPARED BY:**

John F. Dixon
Law Offices of John F. Dixon, LLC
1415 West 55th Street
Suite 101
Countryside, IL 60525
Tel: (708) 352-1800
Fax: (708) 352-1888

201900000682
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 1/17/2019 10:23 AM
WD: 41.00 RHSPS FEE: 10.00
STATE TAX: 385.00
COUNTY TAX: 192.50
PAGES: 6

COUNTY OF KENDALL *SM*
REAL ESTATE TRANSFER TAX
\$ 192.50

(The Above Space For Recorder's Use Only)

THE GRANTOR, D.W. Burke & Associates, LLC, an Illinois limited liability company ("Grantee"), of the Village of Hinsdale, County of DuPage, State of Illinois, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **HANSEL RIDGE, L.L.C.**, an Illinois limited liability company, of the Village of Channahon, County of Grundy, State of Illinois ("Grantee"), the receipt of which is acknowledged, does grant, bargain, sell and convey, with covenant of Special Warranty to Grantee, all of Grantor's right, title and interest in and to the real property situated in the County of Kendall, in the State of Illinois, as legally described in **Exhibit A** attached hereto and made a part hereof. This conveyance is with: (i) all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements and appurtenances, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easement and rights-of-way; (ii) all of Grantor's right, title and interest and to any and all improvements and buildings located on the Property; and (iii) all of Grantor's right, title and interest in any and all fixtures affixed or attached to, or situated on, or acquired or used in connection with the Property (the Property, together with the rights, appurtenances and interest, improvements, buildings, and fixtures being collectively called the Property). However, the conveyance is subject to those exceptions and encumbrances below.

SUBJECT TO: See Permitted Exceptions in Exhibit B attached hereto

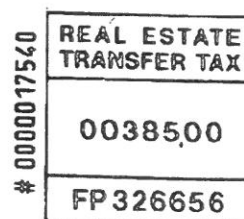
SUBSEQUENT TAX BILLS TO:

Hansel Ridge, L.L.C.
7502 E. Hansel Road
Channahon, IL 60410

AFTER RECORDING RETURN TO:

Castle Law
Attn: Theresa Dollinger
822 129th Infantry Drive
Suite 104
Joliet, Illinois 60435

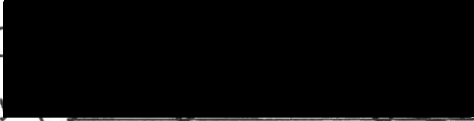
C.T.I./CY
129619000682
1092KB



DATE: December 20, 2018

GRANTOR:

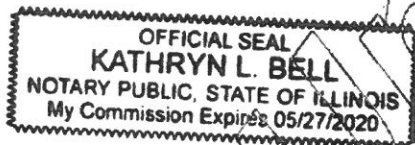
D.W. Burke & Associates, LLC,
An Illinois limited liability company


B. _____
Donald W. Burke, Jr., Manager

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, a notary public in and for the county and state above, do certify that **DONALD W. BURKE, JR.**, as **MANAGER OF D.W. BURKE & ASSOCIATES, LLC**, an Illinois limited liability company, and being known to me to be the same person whose name is subscribed to the above instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes stated above.

GIVEN under my hand and official seal, this 20th day of December, 2018





Notary Public

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH RIGHT OF WAY OF U.S. ROUTE 52, LYING EAST OF THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, ON THE EAST LINE OF SAID NORTHEAST 1/4, 1142.05 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 1152.42 FEET TO THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, FOR THE TERMINUS OF SAID LINE, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE 52 PER DEDICATION RECORDED JANUARY 13, 1933 IN KENDALL COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 09-13-200-002

COMMONLY KNOWN AS: 195 US Highway 52, Minooka, IL 60447

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes that accrued, but not yet due and payable.
2. Rights, if any, of public and quasi-public utilities in the Land as disclosed by underground telephone lines, utility poles, gas main, and overhead electric lines as show on Survey number 404-1931-as prepared by Ruettiger, Toelli & Associates, Inc. dated September 20, 2004.
3. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
4. Rights of the public, the State of Illinois, County of Kendall and the municipality in and to that part of the Land, if any, taken or used for road purposes, including that portion thereof falling within the public highway known as Route 69 running along the Southerly line and Southeasterly corner of the Land as same was originally constituted by instrument of dedication recorded January 12, 1933 in Book 86 Deeds, Page 44.
5. Easement in favor of the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property with warning siren, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 81-4692, affecting the West Line of the Land.
6. No right of way dedication was found for County Line Road per the notes on the Plat of Survey Prepared by Ruettiger, Tonelli & Associates, Inc. dated September 20, 2004



Debbie Gillette

Kendall County Clerk & Recorder

STATE OF ILLINOIS

COUNTY OF KENDALL

Donald W. Burke, JR., being duly sworn on oath, states that affiant owns 195 US Highway 52, Minooka, IL 60447 And further states that: (please check the appropriate box)

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

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

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

SUBSCRIBED AND SWORN BEFORE ME

This 21st day of December, 2018

[Redacted Signature]

Signature of Notary Public

D.W. Burke & Associates, LLC

By: Donald W. Burke, Jr., Manager

[Redacted Signature]

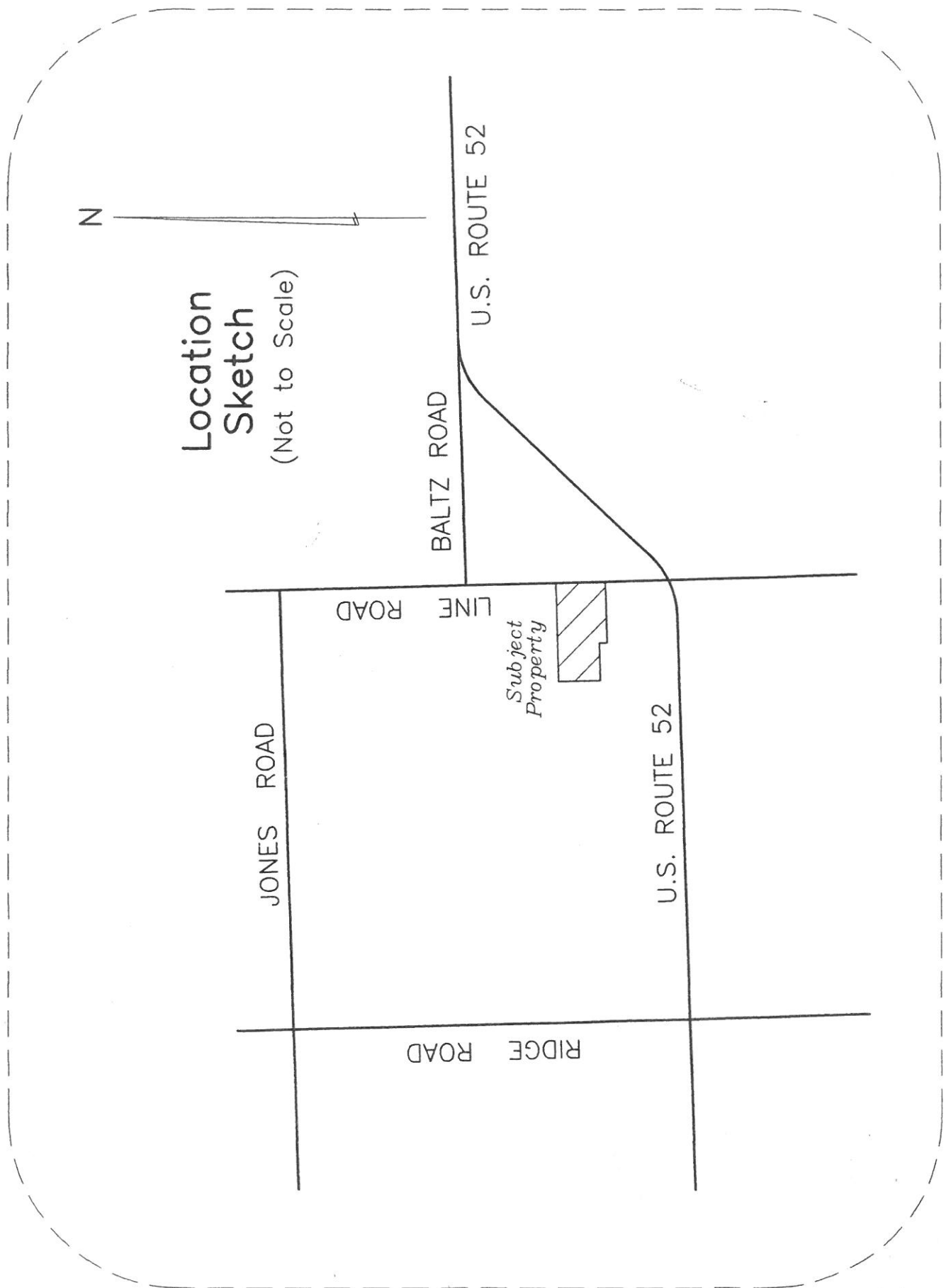
By: Kody L. Lake, Attorney-in-fact

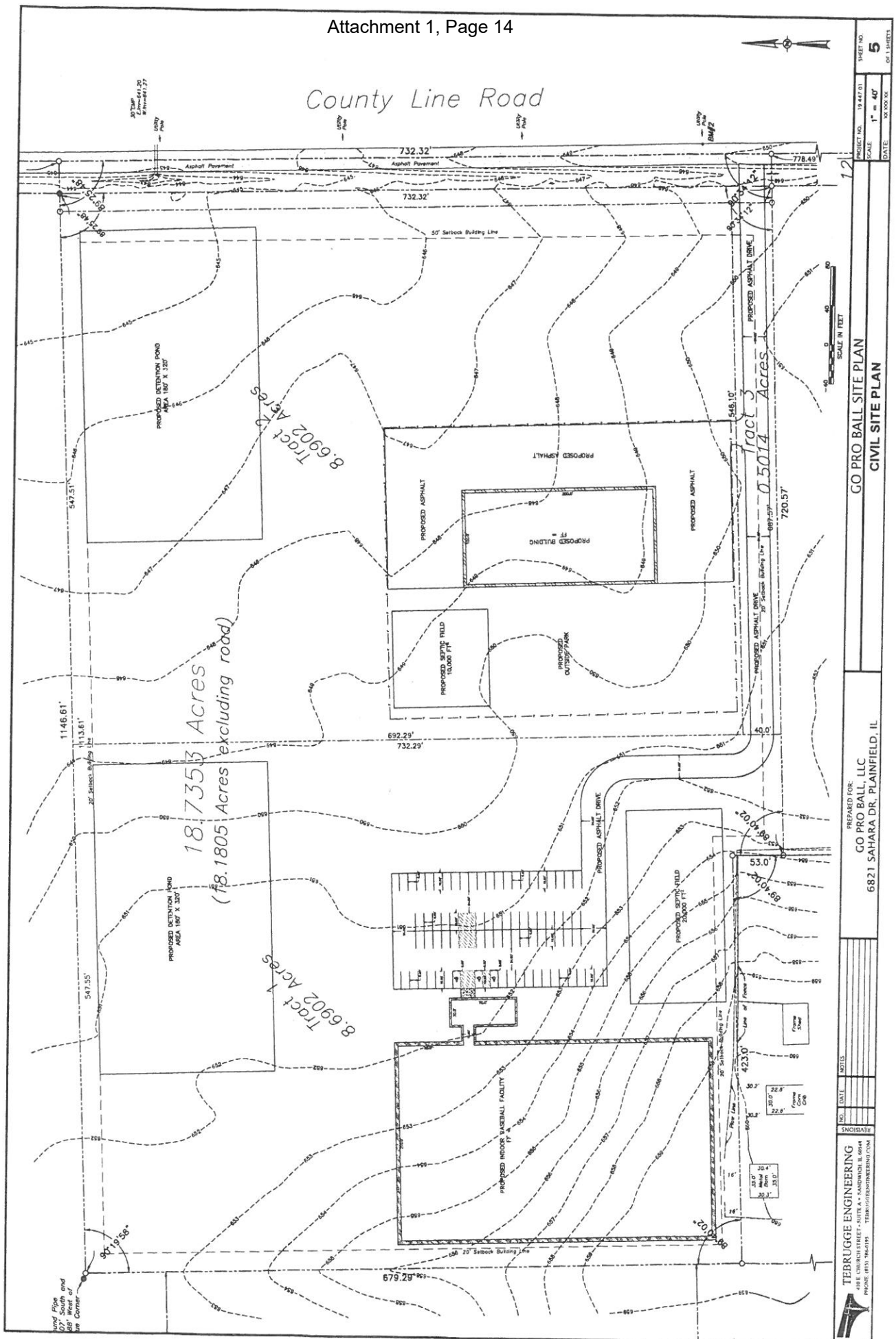


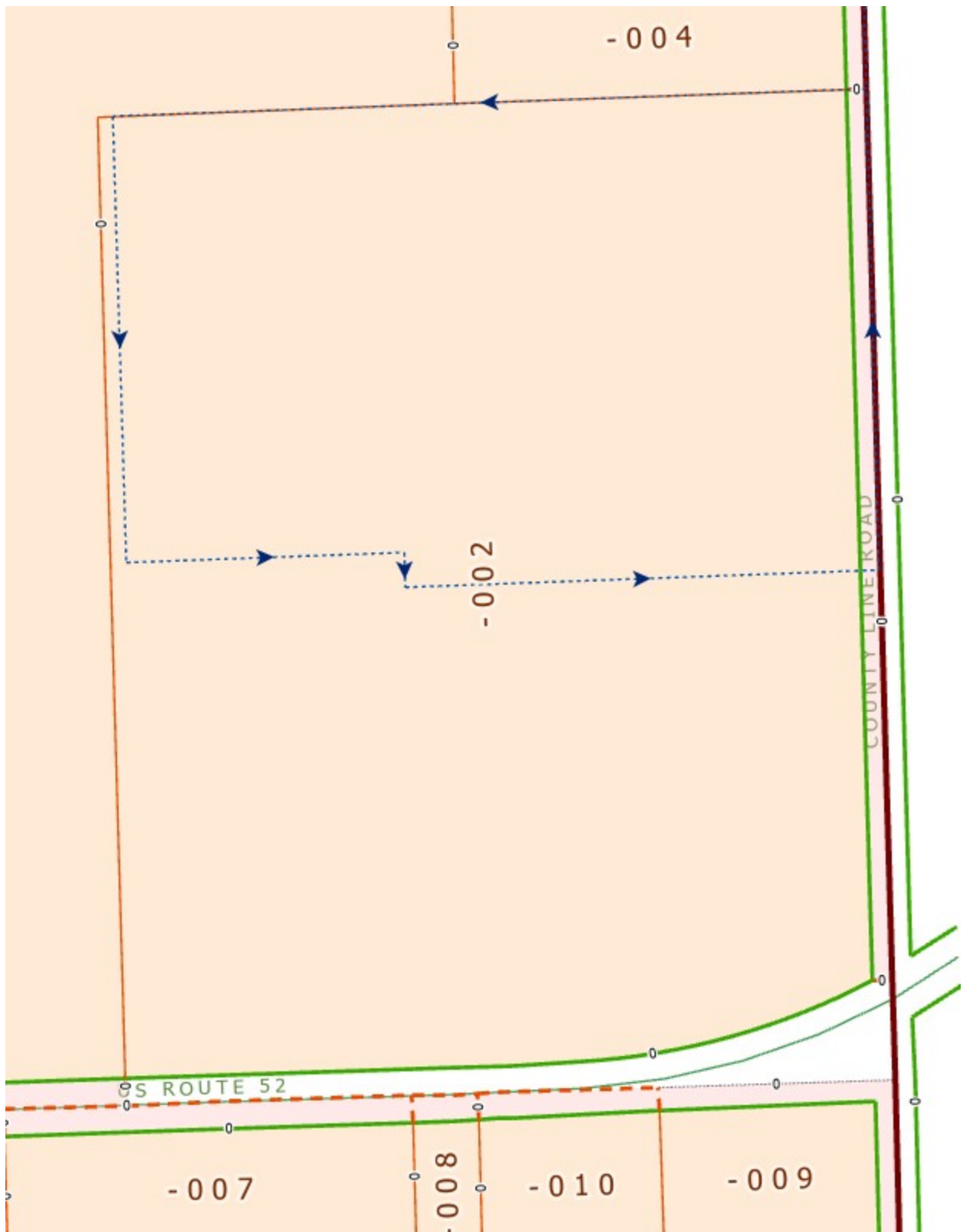
Unofficial

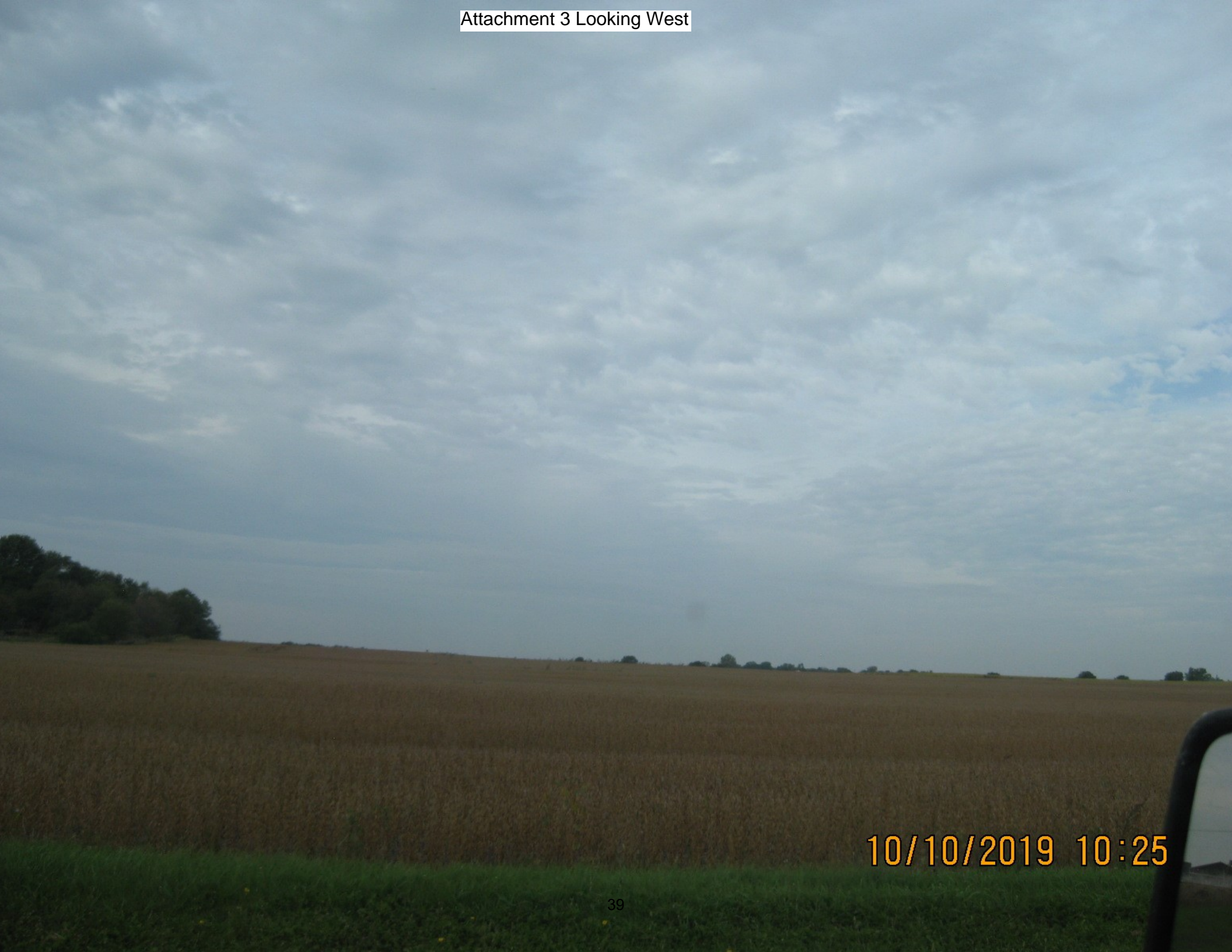
LEGAL DESCRIPTION:

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet for the point of beginning; thence Westerly, parallel with the North Line of said Northeast Quarter, 1146.61 feet to a line which is 1500.0 feet (normally distant) Easterly of the West Line of said Northeast Quarter; thence Southerly, parallel with said West Line, 679.29 feet; thence Easterly, parallel with said North Line, 423.0 feet; thence Southerly, parallel with said West Line 53.0 feet; thence Easterly, parallel with said North Line, 720.57 feet to said East Line of the Northeast Quarter; thence Northerly, along said East Line, 732.32 feet to the point of beginning in Seward Township, Kendall County, Illinois.









10/10/2019 10:25



10/10/2019 10:25





10/10/2019 10:26



10/10/2019 10:25

Matt Asselmeier

From: andrew doyle <adoyle@troyfpd.com>
Sent: Thursday, October 10, 2019 1:29 PM
To: Matt Asselmeier
Subject: [External]RE: 195 Route 52 Question

Mr. Asselmeier,

Thank you for reaching out to our department regarding the rezoning change for 195 Route 52. We currently do not have any concerns regarding the proposed changes.

Thank you,
Andy

Andrew Doyle

Andrew Doyle, Fire Chief
Troy Fire Protection District
700 Cottage St.
Shorewood, IL 60404
815-725-2149 Main Line
815-651-2102 Direct Line
815-725-0772 Fax Line
815-791-0391 Cell Phone
www.troyfirepd.com



CONFIDENTIALITY NOTICE: THE MATERIAL ENCLOSED WITH THIS TRANSMITTAL AND ANY ATTACHMENTS ARE PRIVATE AND CONFIDENTIAL AND ARE THE PROPERTY OF THE SENDER. THE INFORMATION MAY BE PRIVILEGED AND IS INTENDED FOR THE USE OF THE INDIVIDUAL(S) OR ENTITY(IES) TO WHOM IT IS DIRECTED. IF YOU ARE NOT THE INTENDED RECIPIENT, BE ADVISED THAT ANY UNAUTHORIZED DISCLOSURE, COPYING, DISTRIBUTION OR THE TAKING OF ACTION IN RELIANCE ON THE CONTENTS OF THIS TRANSMITTAL IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS INFORMATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY REPLYING TO THE SENDER AND DELETING THIS COPY FROM YOUR SYSTEM

From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Thursday, October 10, 2019 12:36 PM
To: andrew doyle
Subject: 195 Route 52 Question

Chief Doyle:

Kendall County received a request to change its Future Land Use Map for the northern portion of 195 Route 52 (PIN 09-13-200-002) from Public Institutional to Commercial. The property owner also wants to rezone the property from A-1 Agricultural to B-3 Highway Business District with a special use permit for indoor/outdoor storage and B-4 Commercial Recreation District to construct an indoor athletic facility.

Does the Troy Fire Protection District have any general concerns about this type of proposal?

I am at the initial phase of reviewing this application and will send you more information as I proceed with my review.

Thanks,

Matthew H. Asselmeier, AICP
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

--

This email was Malware checked by UTM 9. <http://www.sophos.com>

Matt Asselmeier

From: Engel_Natalie <nengel@vil.shorewood.il.us>
Sent: Monday, January 6, 2020 5:29 PM
To: Matt Asselmeier
Cc: Chrisse_Kelley
Subject: [External]ZPAC Meeting

Hi Matt,

Happy New Year!

Kelley and I will not be able to attend tomorrow's ZPAC meeting but wanted to provide some comments regarding the projects within 1 ½ miles of Shorewood's boundaries.

Petitions 19-37, 19-38 and 19-39

We met with Dan Kramer to discuss the projects. We provided some feedback and suggestions regarding the site layout and zoning uses. He was open to our comments and agreed to carry them back to his clients.

They will be submitting applications to the Village and we hope to bring forward their proposals for discussion at our February 5, 2020 Planning and Zoning Commission meeting. I will touch base with you when we have applications and a staff report.

Petition 19-47

Our main concerns regarding the Doggy Day Care project are about noise impacts on the neighbors. We are comfortable that you are addressing these concerns so we defer to you on this project. When the site and engineering plans are available, please have the applicants send over a copy to Shorewood so that we can determine whether they trigger our Subdivision and Development Ordinance.

Thank you Matt! Please let us know if you have any questions or need any information from us.

Natalie Engel, AICP

Village Planner



Village of Shorewood

One Towne Center Blvd | Shorewood, IL 60404
815.553.2314

--

This email was Malware checked by UTM 9. <http://www.sophos.com>

SEWARD TOWNSHIP PLAN COMMISSION MINUTES

JANUARY 14, 2020

The Seward Township Plan Commission met on January 14, 2020 at 6:00 p.m. . Members present included Rob Lombardo, Jessica Nelsen, Eleanor Beutel and Suzanne Casey. Daniel Dugan was absent. Following the pledge to the flag, Chairman Lombard initiated discussion of the two proposals for the evening.

The first presentation was by Michael Cook of Cook Engineering representing the proposal for a Veterinary Clinic/Doggy Daycare on 6.99 acres at the Northeast corner of Bell Road and Ridge Road. The Developer was not present. Grading and drainage, signage and the construction of the buildings was all presented, with clarifying questions asked. A discussion of the traffic on Ridge Road followed, and the corner in question being one that experiences heavy traffic coming north from Minooka. The explanation was that only individuals would be coming and going, and not large numbers of people at one time. Additionally, members questioned the septic and well components of the project, and the explanation of the detailed Department of Public Health review that would be executed at the time of construction seemed to satisfy members present. When questioned as to why this location was selected, it did not appear that it was for business reasons, but rather land available for purchase in an area that seemed desirable for such a business.

In summary, the committee felt that if the grading plans, signage, and construction, landscaping and traffic flow were all considered by the developer, the plan would be an appropriate addition to the township. The motion to approve was made by Jessica, and seconded by Eleanor. Motion to approve carried.

The next proposal for consideration, the construction of a Sports Dome, as well as several storage units, was presented by Daniel Kramer on behalf of the developer, who was not present. Numerous questions were raised by the committee and by public members present. Drainage, septic and well, and landscaping were all presented and questioned. Considerable discussion occurred relative to the storage units, their location, and road access in and out of that facility. Two community members/residents who reside directly next to and across the street from the proposed project were present and expressed concerns. It was the committee's understanding from the presenter, Mr. Kramer, that given the traffic patterns in this congested area, and the expectation for continued growth, there would be road access/widening at the entrance into the storage facility/dome, and a parking lot area that could be expanded into restaurant or other gathering options for individuals coming to the sport dome in the future. This would lessen the potential for congestion/accidents at the entrance off County Line. Additionally, it was clarified that the land being purchased was not from the School District but from the Dollinger family. The Sports Dome would, however, be located adjacent to school district property, and potentially a school in the future. There was less concern expressed for

-2-

the Sports Dome, than for the construction of several storage units. Again, the question was raised as to why this land was selected for the development, and the answer was essentially that it was for sale and in a geographic area close to Shorewood. After lengthy discussion, a motion to approve was made by Jessica Nelson and seconded by Rob Lombardo. Motion carried.

It should be noted that in both presentations, discussion was had regarding the traffic congestion in this area, and the impact of establishing such businesses in areas where traffic/congestion/accidents are already an issue. The committee was advised that traffic management by either County or State follows growth build-out, and until the area grows, and emerging traffic patterns produce a need for road re-routing, traffic lights, etc. will not be considered. For some members, traffic and accidents still remained a concern.

The meeting adjourned at 7:15 p.m.

Minutes submitted by Suzanne Casey

January 15, 2020

STATE OF ILLINOIS
Kendall County
Town of Seward

The Board of Trustees met at the office of the Town Clerk at Seward Town Hall on January 14, 2020.

Present:

Mrs. Jean Homerding, Supervisor
Ms Sharleen Smith, Clerk
Mr. Tom Fleming, Trustee
Mr. Dan Roberts, Trustee
Mr. Jim Martin, Trustee
Mrs. Anne Vickery, Road Commissioner
Mr. Phil Chaney, Trustee

Jean Homerding, Chairperson and Sharleen Smith, Clerk conducted the following business.

The Seward Township January 14, 2020 meeting was called to order at 7:40 p.m. All Trustees were present and there were 6 visitors. After the Pledge of Allegiance, the minutes of the December meeting were read. A motion to approve the minutes was made by Jim Martin and seconded by Tom Fleming. All in favor motion carried. Balances in all funds were reviewed and reported. An itemized list is attached. The following are the balances of the township funds Corporate Fund \$439,530.75, Road and Bridge \$936,523.69, Hard Road \$657,597.49, Special Bridge \$838,562.69, and General Assistance \$6,384.33.

Phil Chaney made a motion to approve the Corporate Fund bills in the amount of \$8,611.37. Jim Martin seconded all members voting, Aye and the motion carried.

Motion to approve the bills in the Road and Bridge Fund in the amount \$27,458.49 was made by Tom Fleming and seconded by Dan Roberts. All members voting Aye, motion carried.

Motion to approve the bills in the Hard Road Fund in the amount \$2,107.69 was made by Jim Martin and seconded by Phil Chaney. All members voting Aye, motion carried.

Correspondence: We received a "thank you" from Joliet Hospice for our donation.

Old Business: none

In new business: There was some discussion about the 2 new businesses applying for a special use permit. Since most of the Trustees were at the Planning Commission meeting, much of their concerns were voiced and reflected in those minutes. However, of special note, for both the Doggy Day Care and Clinic and also the Go pro facility and storage units, it was noted that flooding can be an issue even with the creating of retention ponds. It was asked if the companies had checked out the tiles that were already in the fields and how they were going to impact the new facilities. Both claimed that the retention ponds and sewers would handle the drainage issues. It is still a major concern for the trustees. Also the traffic pattern on Rte 52 for the Go pro facility is a huge concern. This is a terrible intersection now. It was asked if IDOT is involved in a traffic study. Mr Kramer, the lawyer for Go pro said he is trying to get them involved but says that is not his concern, that is an IDOT issue. Again there is strong concern about the safety of Kendall County residents with the added traffic at that intersection. Mr. Kramer stated that they would encourage people to use Baltz Road but that just moves the danger up to around the curve. Dan Roberts made a motion to approve both projects which was the recommendation of the Planning Committee with **STRONG CONCERNS** regarding the drainage issues and the traffic issues. Tom Fleming seconded, all in favor, motion carried.

Tom Fleming discussed possibilities about helping Grundy County and/or Kendall County PADS. No decision was made.

The Tax Abatement Form was presented. This will be the last one as the building is paid off. Dan Roberts made a motion to accept with Tom Fleming seconding. All in favor, motion carried.

In public comments, Officer Kallas of the Kendall County Sheriff's Department stated that there were 32 service calls and 25 traffic stops. He also thanked the Road Commissioner and her staff for the help with the fatal accident on O'Brien and Sherril.

With no further business, a motion to adjourn was made Dan Roberts and seconded by Jim Martin. All members voted Aye, motion carried. Meeting adjourned at 8:10 p.m.

Our next scheduled meeting is February 11, 2020 at 7:30pm

Attest

Sharleen Smith/ Clerk

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
November 5, 2019**

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

Present:

Megan Andrews – Soil and Water Conservation District
Matt Asselmeier – PBZ Department
Meagan Briganti – GIS
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Matthew Prochaska – PBZ Committee Chair
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department

Audience:

Ruben Hernandez, John Tebrugge, Dan Kramer, Anne Vickery, and Natalie Engel

AGENDA

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

MINUTES

Ms. Andrews made a motion, seconded by Mr. Rybski, to approve the October 1, 2019, meeting minutes by correcting the date of approval of the previous minutes from September 30 to September 3. With a voice vote of all ayes, the motion carried unanimously.

PETITIONS

Petition 19-36 Ruben Hernandez on Behalf of Majey Concrete, Inc.

Mr. Asselmeier summarized the request.

Majey Concrete, Inc. is requesting permission to construct pads for vehicles and equipment on lots 6-10 of Light Road Industrial Park. The proposed parking lots consist of one hundred thirty-four (134) parking stalls of varying depths. The parking lots would be asphalt shavings with three (3) concrete paved access points off of Commerce Road.

If approved, the Petitioner would like to start construction and operations at the property as soon as possible.

This proposal is similar to a site plan approved earlier in 2019 for Lots 1-5 of the Light Road Industrial Park.

The property is approximately five point five (5.5) acres in size and is zoned M-1.

The Future Land Use Map calls for the property to be Mixed Use Business.

Light Road is a Township maintained Collector Road. Commerce Road is a Local Road maintained by Oswego Township. The Village of Oswego has a trail proposed along Light Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are railroad, industrial, and agricultural to the north, Comed ROW to the south and east, and railroad and agriculture to the west. The adjacent zonings are M-1 to the north, east, and west and A-1 to the south. The Land Resource Management Plan calls for Mixed Use Business, Railroad, and Comed ROW in the vicinity. Zonings within one half (1/2) mile include A-1, R-6, R-7, R-7 SU, B-2, and M-1 in the County, M-2 in Montgomery, and R-1, R-2, and M-2 in Oswego.

EcoCat was submitted and found the Iowa Darter in the area, but no adverse impacts were anticipated.

An NRI was not required.

Information was sent to Oswego Township, Bristol Township, Oswego Fire Protection District, the Village of Montgomery, and the Village of Oswego. The Oswego Fire Protection District had no comments because no structures were planned and the Knox Box information would be provided.

WBK requested the following information:

1. Submit stormwater calculations that document the percent impervious is consistent with original / approved design, overflow routes continue to have capacity as per original design, tributary area to each basin is per original design, emergency overflow routes from each basin are not impeded and the volume changes as a result of proposed grading are defined in a stage storage table.
2. Record drawing of the revised basin grading will be required to verify stage storage requirements.
3. Sheet 3 – Filter baskets shall be used at all inlets. Filter fabric is not allowed and reference to it shall be removed. Add filter baskets at all inlets within the limits and adjacent to the project. Please depict these specifically on the plan.
4. Sheet 5 – Remove the proposed light pole from the north drainage swale.
5. Sheet 5 – Provide proposed elevations at the perimeter of the grindings to assure drainage patterns are clear and constructed properly.
6. Sheet 5 – Provide proposed elevation for all curb including where depressions are proposed.

The proposed 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. No structures are planned for the site. A stormwater permit will be required prior to the issuance of any permits. Existing stormwater detention ponds are located to the southwest and west of Lots 8 and 9 and to the northeast of Lot 10.

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 is maintained by Oswego Township.

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 final approval by the County.

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 the uses are 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. Ten (10) lights, twenty feet (20') in height are 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.

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

1. The site shall be developed substantial in conformance with the submitted engineering plans (Attachment 3). The specific location of parking pads shall be the discretion of the property owner, provided their locations meet the requirements of the Kendall County Zoning Ordinance.
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. The site plan may be slightly modified to address the concerns of WBK's letter dated October 26, 2019.
3. The property owner shall supply the Kendall County Dispatch Office with the code for property's Knox Box.
4. The property owner shall erect and maintain signage directing trucks not to use Dolores Street.

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the site plan with conditions proposed by Staff.

Ayes (7): Andrews, Asselmeier, Briganti, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (3): Chismark, Guritz, and Holdiman

The motion passed.

Petitions 19-37, -38, and -39 John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelley on Behalf of Goprobball, LLC, and James and Denise Maffeo

Mr. Asselmeier summarized the request and stated that the three (3) requests impacted the same property.

Hansel Ridge, LLC would like to reclassify the northern eighteen point seven (18.7) acres of 195 Route 52 from Public/Institutional to Commercial. They would then like to sell the northwestern nine point one nine (9.19) acres to Goprobball, LLC to be for use as an athletic facility which requires a map amendment from A-1 to B-4 Commercial
ZPAC Meeting Minutes 11.5.19

Recreation District. The northeastern eight point six-nine (8.69) acres would then be sold to James and Denise Maffeo for use as an indoor/outdoor storage facility which requires a map amendment from A-1 to B-3 Highway Business District and special use permits for indoor and outdoor storage. The larger property is forty (40) acres in size.

County Line Road is a Township Road classified as an Arterial.

There are no trails or floodplains or wetlands on the subject property.

The adjacent land uses are agricultural with a fertilizer and grain operation at the southwest corner of Route 52 and County Line Road. The adjacent zonings and zonings within one half (1/2) mile are A-1 or A-1 SU. The Kendall County Land Resource Management Plan calls for the property to the north and south to be Public/Institution and Suburban Residential. The property to the west is classified as Suburban Residential. The Will County Land Resource Management Plan calls for the property to the east to be Suburban Development. The Village of Shorewood's Comprehensive Plan calls for this property to be Commercial and Government/Institutional. Minooka School District 111 owns the property to the north and west and plans to use that property for educational purposes.

There is an A-1 SU to the north for a church and an A-1 SU to the west which is probably an airstrip. There is also a request for a special use permit for a landscaping business at 276 Route 52.

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

The EcoCat was submitted and consultation was terminated.

The NRI application was submitted on September 26, 2019.

Information was sent to Seward Township, the Village of Shorewood, and the Troy Fire Protection District. The Troy Fire Protection District had no objections to the proposal.

With regards to the Goprobball map amendment portion of the request, Goprobball, LLC provided a business plan which stated they would have between twenty (20) and forty (40) part-time employees with no more than four (4) to six (6) employees onsite. They have fifteen (15) existing travel baseball teams and hope to expand to twenty-five (25) teams within the next five (5) years. They would also like to use the facility to attract other sports including girls soccer and softball. They would have a concession area and rehabilitation services would be provided onsite. The proposed hours of operation are between 8:00 a.m. and midnight. The proposed facility is approximately sixty-nine thousand, three hundred (69,300) square feet and will have a parking area to the east.

Any new structures would require applicable building permits.

The property will access County Line Road. County Line Road has an eighty thousand (80,000) pound weight restriction. Depending on the uses, additional right-of-way could be necessary for turn lanes.

No new odors are foreseen, but the site plan of future commercial activities on the site should be examined to address odors.

The parking lot will have lights. Security lighting will be installed. Commercial establishments could have additional lights and illuminated signage on the building and associated with monument signage. The site plan of commercial establishments should be evaluated to address lighting.

Any fencing or buffering should be evaluated as part of the site plan review process.

The site plan shows two detention ponds. Development on the site would require stormwater management permits.

Electricity is nearby. New well and septic information would have to be evaluated as part of the building permit process.

Map amendments cannot be conditioned, but the Petitioner would need to obtain site plan approval before commencing construction.

With regards to the Maffeo map amendment and special use permits, they plan to purchase the property from Goprobball, LLC.

Mr. and Mrs. Maffeo would like to construct one (1) sixty foot by forty-five foot by sixteen foot (60'X45'X16') metal storage and office building and twelve (12) two hundred foot by thirty foot (200'X30') metal storage warehouses. The office building will contain offices, restrooms, and inside storage for vehicles. The facility will be used for general storage uses; no illegal or flammable materials will be stored or distributed out of the facility. No other active businesses will be operated out of the storage facility. The renderings of the office building and other storage buildings were provided.

If approved, development of the site will occur in two phases. Phase I will commence in Summer 2020 and consists of the metal storage and office building, five (5) of the metal storage buildings, and the paved parking area. The five (5) buildings in the southern row will be constructed first. Phase II will commence in Spring 2023 and will consist of the remain metal storage buildings, the six foot (6') privacy fence, and dumpsters.

A two hundred forty-five foot by three hundred foot (245'X300') paved storage area was identified in the business plan. The outdoor storage area would be placed where the Phase II structures are planned. The outdoor storage area would be removed upon construction the Phase II structures.

Mr. and Mrs. Maffeo anticipate employing between one (1) and five (5) part-time employees. One (1) employee would be for maintenance and the remaining employees would staff the office on a shift-basis to ensure that at least one (1) employee was onsite during business hours.

Access to the facility would be twenty-four (24) hours via access through the security gate. Hours of operation are 7:00 a.m. until 7:00 p.m. daily.

All structures constructed on the site will require building and occupancy permits.

The proposed facilities would be served by well and septic.

Staff would like comments from the Kendall County Health Department regarding the proposed restroom facilities at the property and any other public health concerns.

The site plan shows a proposed one hundred twenty-five feet by four hundred seventy foot (125'X470') stormwater detention pond on the property. No information was provided regarding the depth of the pond. The pond is proposed to be landscaped, but no information regarding landscaping was provided.

The development will require a stormwater management permit.

Staff would like comments from WBK regarding any stormwater related concerns.

The property fronts County Line Road.

Staff would like comments from the Kendall County Highway Department, Kendall County Sheriff's Department, and Seward Township regarding any concerns about having vehicles entering and leaving County Line Road at this location as well as increased traffic at this location.

The site plan shows three (3) parking spaces, including one (1) handicapped accessible parking space.

While the Troy Fire Protection District previously submitted comments on this proposal, Staff would like to make sure that neither the Troy Fire Protection District nor the Kendall County Sheriff's Department have concerns regarding emergency equipment access the facility.

Based on the submitted lighting plan, there will be lights on all of the buildings and lights between buildings. The total number of lights on buildings appears to be sixty-three (63) with eleven (11) additional lights throughout the property. None of the lighting will leave the site.

The Petitioners indicated that lit signage will be placed near County Line Road. No specific location or size dimensions were provided.

Access to the storage area will be through a gate with a key pad. No information was provided regarding the dimensions of the gate.

Some of the lighting will be for security purposes and security cameras will be provided.

The proposal calls for six foot (6') privacy fence around the perimeter of the property. The Petitioners' Attorney indicated that the fence will be installed as part of Phase I.

The landscaping plan calls for several canopy trees along the eastern and southern portions of the site. No information was provided regarding the trees.

Little noise is anticipated from the proposed operations.

Dumpsters will be provided onsite. No information was provided regarding the location of dumpsters.

If approved, this would be the second active special use permit for a storage facility on non A-1 zoned property in unincorporated Kendall County.

Unlike map amendments, special use permits can be conditioned.

Before issuing a recommendation, Staff would like comments from ZPAC members, the Village of Shorewood, Seward Township, and Troy Fire Protection District.

Anne Vickery, Seward Township Highway Commissioner, stated that the Township was willing to work with the Petitioner and Kendall County Highway Department to address concerns regarding increased traffic and safety in the area of the subject property.

Natalie Engel, Village of Shorewood, stated that Shorewood's plans call for the area to be commercial with residential surrounding the property. She felt that the entertainment use was compatible with commercial uses. She felt that the proposed storage uses were more industrial in nature. The Village would like to meet with the Petitioner and go over how the proposed uses meet with the Village Comprehensive Plan.

Mr. Klaas stated that he had not heard of any planned road improvements at County Line Road and Route 52. Ms. Engel expressed concerns regarding safety at County Line and Route 52. Ms. Vickery would work closely with everyone involved to address safety concerns at County Line and Route 52.

Ms. Andrews noted that she is working on the NRI Report. The application to the Soil and Water Conservation District included information on both the athletic facility and storage uses.

Mr. Rybski asked about concession at the athletic facility. Dan Kramer, Attorney for the Petitioners, stated that they hoped to have the soil information and septic design available at the December ZPAC meeting. Mr. Kramer stated that concessions are planned at the property. The athletic facility will have separate septic facilities from the storage facility. The property drains to the northeast of the property. Mr. Kramer said they were considering one (1) large wet bottom pond instead of two (2) as shown on the current plans. A dry hydrant will be installed in the pond.

Mr. Kramer offered to provide a traffic study to address safety concerns on the adjacent roads.

Mr. Rybski noted the state of soils in that portion of the County in relation to septic systems. He noted that the septic area for the storage facility seems small and it could be expensive to place a septic system in the space shown on the site plan. He suggested more space for the septic system or relocating the septic system to another location on the property.

Mr. Rybski noted that the well will be a non-community well for the athletic facility. The well for the storage facility should not meet the usage requirements for a non-community well.

Mr. Rybski noted that a well was sealed on the farm to the south and there is likely a septic tank somewhere in the area of the sealed well. That septic tank needs an abandonment permit.

Discussion occurred regarding Joliet sewer and water. Ms. Engel responded that Shorewood could serve the property with water and Joliet sometimes provides sewer service to areas inside Shorewood.

Mr. Kramer stated that they hoped to have the septic information ready for the December ZPAC and the engineer will start the stormwater permit process. Mr. Kramer has a meeting scheduled with the Village of Shorewood and was open to having a meeting with the Kendall County Highway Department and Seward Township Road District. Mr. Rybski suggested that Mr. Kramer also meet with the Kendall County Health Department regarding well and septic placement.

Mr. Klaas noted that Seward Township probably would request a right-of-way dedication along County Line Road, at least fifty feet (50') from centerline with the possibility of a utility and drainage easement.

Mr. Kramer requested to wait with all hearings until January 2020.

Without objection, Petition 19-37, 19-38, and 19-39 will be laid over until the December ZPAC meeting.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Ms. Andrews made a motion, seconded by Mr. Langston, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:44 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Enc.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
January 7, 2020 – Unapproved Meeting Minutes**

PBZ Chairman Matthew Prochaska called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Matthew Prochaska – PBZ Committee Chair
Aaron Rybski – Health Department

Absent:

Megan Andrews – Soil and Water Conservation District
Greg Chismark – WBK Engineering, LLC

Audience:

Anne Vickery, Dan Kramer, Mike Cook, and Ron Smrz

AGENDA

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

MINUTES

Mr. Guritz made a motion, seconded by Commander Langston, to approve the November 5, 2019, meeting minutes. With a voice vote of all ayes, the motion carried unanimously.

PETITIONS

Petition 19-34 Ronald Smrz on Behalf of the Ronald Smrz Trust

Mr. Asselmeier stated that the changes from the last time the Petitioner appeared at ZPAC were that the site had been reduced to space for fifty-one (51) parking stalls, the new hours of operation would be from 6:00 a.m. until 9:00 p.m., six (6) new light poles would be installed, seven (7) evergreens would be planted southeast of the parking area, and the Petitioner would monitor the site for motor vehicle related leaks and remove the contaminated gravel.

Mr. Asselmeier asked Mr. Smrz how he would control the parking area in relation to the hours of operation. Mr. Smrz indicated that the lock for the gate would have a timer.

A stormwater permit will be required, if the special use permit is approved.

Commander Langston asked about access for first responders to the gated area. Mr. Smrz said that he would give a passcode to the Sheriff and local fire protection district.

No offices and no restroom facilities would be onsite.

Mr. Klaas made a motion, seconded by Mr. Rybski, to recommend approval of the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-37 John Dollinger on Behalf of Hansel Ridge, LLC

Dan Kramer, Attorney for the Petitioner, explained his client was purchasing approximately eight (18) acres for the athletic facility and indoor and outdoor storage facility. East of the proposed storage facility, approximately three point five (3.5) acres would be left vacant for future commercial development.

Mr. Kramer felt that the proposed uses would complement educational uses and retail uses.

Mr. Kramer acknowledged the traffic concerns at the intersection of Route 52 and County Line Road. The busy time for the athletic facility would be between the end of October and the beginning of spring. Games would occur the entire weekend. The Petitioners would like to start construction in the spring and be fully operational by fall. A traffic study was forthcoming. He believed that it would be difficult to have a left-turn lane going north. Traffic could be directed down Baltz Road. A view corridor could be considered.

Mr. Asselmeier read an email from the Village of Shorewood. The proposal will be reviewed at the Shorewood Planning Commission meeting in February 2020.

Mr. Rybski made a motion, seconded by Ms. Briganti, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-38 John Dollinger on Behalf of Hansel Ridge, LLC and Jason Shelley on Behalf of Goprobball, LLC

Mr. Kramer explained the structure of the domed athletic facility.

Mr. Kramer believed that the proposed use will work well with the adjacent school property and nearby residential developments.

Approximately eight (8) fastball teams train at the company's existing facility and nine (9) additional teams are planned to be added at this proposed facility.

Ms. Vickery asked the square footage of the dome. Mr. Kramer said that the dome is approximately eighty thousand (80,000) square feet.

The final size of the detention pond has not been determined; it will be wet-bottomed.

A pre-annexation agreement with Shorewood is under consideration. A Chatham annexation was not desired.

Mr. Rybski requested that Mr. Kramer consider the septic needs of future commercial businesses that could locate on the property.

Mr. Kramer noted that Shorewood wanted the special use only on the storage portion of the property and that the property be subdivided to separate the storage use from the rest of the property.

Mr. Klaas made a motion, seconded by Mr. Guritz, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-39 John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelley on Behalf of Goprobball, LLC, and James and Denise Maffeo

Mr. Kramer noted discussions with Shorewood for a plat of the site.

Mr. Kramer noted the private road at the south end of the site with a utility easement for future utility extensions.

The Petitioners agreed to do a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road. Ten feet (10') inside the right-of-way dedication would be available for utilities.

Shorewood requested that some of the fence be removed and replaced with buildings rearing County Line Road. The site plan will be revised to reflect this request.

The landscaping plan and signage plan needs more definition.

Mr. Kramer requested that the Petition advance to the Planning Commission and he will provide updated plans.

Mr. Klaas made a motion, seconded by Mr. Guritz, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-47 Deb Chow on Behalf of Jade Restorations, Inc. and D. Howard on Behalf of Bullmastiff Construction Company, LTD

Mr. Asselmeier summarized the request.

Jade Restorations, Inc. is working with Bullmastiff Construction Company to construct a kennel and veterinary clinic at the subject property. At this time, Jade Restorations, Inc. has no plans to sell the subject property.

The application material site plan, landscaping plan, photometric plan, and proposed building information were provided.

The property is approximately twenty (20) acres in size, but the special use portion would cover approximately eight point five (8.5) acres.

The future land use is commercial.

Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector. Minooka has a trail planned along Ridge Road. Shorewood has a trail planned along Bell Road.

The adjacent land uses are agricultural in all directions with a farmstead and landscaping business to the west.

The adjacent zoning are A-1 and A-1 SU. There is R-1 zoning within one half (1/2) mile to the east. There are twelve (12) homes located within one half (1/2) mile of the subject property. The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special use to the west is for a landscaping business.

The EcoCat was submitted on December 5, 2019, and consultation was terminated.

The NRI application was submitted on December 18, 2019.

Seward Township was emailed information on December 31, 2019.

The Minooka Fire Protection District was emailed information on December 31, 2019, and they wanted the Petitioner to be aware of the new kennel regulations regarding staffing and sprinkling.

The Village of Shorewood was emailed information on December 31, 2019. They expressed concerns regarding noise, but were comfortable with the County addressing those concerns.

The Village of Minooka was emailed information on December 31, 2019.

According to the information provided to the County, the Petitioners plan to offer veterinary services, pet daycare, boarding, and grooming services. The proposed hours of operation for both uses will be Monday through Friday from 6:00 a.m. until 7:00 p.m. The kennel will employ between fifteen and thirty (15-30) people per day and the veterinary will be employ between fifteen and twenty (15-20) people per day. The kennel will be staffed at all times. Grooming services will be provided as needed. Overlap in employees will occur. The maximum number of animals planned for the kennel forty (40). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset.

As noted in the site plan, the Petitioners plan to construct an approximately eighteen thousand (18,000) square foot building facing south towards Bell Road. The proposed location of the building on the property was placed in accordance to the setback requirements of the Kendall County Zoning Ordinance.

Elevations of the building and rendering of the site were provided.

As noted in building diagram, the building shall consist of waiting areas for grooming and exams, eight (8) exam rooms, a treatment room with pharmacy area, two (2) surgery rooms, an X-ray room, a recovery room, two (2) isolation rooms, a doctor's room, a staff room, a janitorial room, a cat boarding room, three (3) bathrooms, a laundry area, a grooming area, a store, a storage area, a groom kennel, two (2) play areas, a pool, and a boarding kennel area. The building is planned to be slightly over twenty-three feet (23') tall at its highest point and made of metal.

Two (2) approximately twelve thousand (12,000) square foot outdoor play areas are planned on both sides of the kennel wing of the building. A six foot (6') tall cedar fence would be located around the outdoor play area.

Building and Occupancy Permits will be required for the new building.

The site plan shows one (1) raised septic field west of the building and parking lot and one (1) raised septic field south of the parking lot. The proposed well would be located east of the building.

The site plan shows two (2) wet detention ponds on the north side of the subject property. A dual-phase restricted stormwater detention outlet is planned to discharge stormwater at the northwest corner of the site into ditches along the east side of Ridge Road.

If the special use permit is approved, the Petitioners would need to secure a stormwater management permit from Kendall County.

The property fronts Bell Road and two (2) points of ingress/egress are planned from Bell Road.

The Petitioners plan to dedicate right-of-way for a depth of fifty feet (50') along the entire Bell Road frontage of the property and a depth of seventy-five feet (75') along the entire Ridge Road side of the property.

The Petitioners propose to install a fifty-two (52) stall parking lot to the south and east of the building. Three (3) of the spaces would be handicapped accessible.

The Petitioners plan to install six (6) lights along the driveway and in the parking lot. The lights will be LED and on poles a maximum twenty feet (20') in height. There will be an additional eight (8) building mounted lights at various locations around the exterior of the building. Lighting information can be found on the photometric plan.

The Petitioners plan to have one (1) monument sign along Bell Road and one (1) monument sign along Ridge Road. Both signs are planned to be four feet by eight feet (4'X8') and a maximum of eight feet (8') in height. Neither sign will be illuminated.

Per the landscaping plan, the Petitioners plan to install thirty-eight (38) shade trees of various types, seventy-eight (78) evergreen trees of various types, sixty-eight (68) evergreen shrubs of various types, two hundred eighty-two (282) deciduous shrubs of various types, and one hundred fifteen (115) perennials of various types. In addition, a wet-to-mesic prairie seed mix is planned around the stormwater detention ponds.

Berms are planned along the west, east, and southeast corner of the property. An additional berm is planned south of the parking lot. The berms will vary in height from three feet (3') to seven feet (7').

A topsoil stockpile area is planned east of the parking lot.

Noise will be addressed with soundproofing of the building, the fence mentioned previously, the installation of trees and berms, and having the animals indoors by sunset.

The Petitioners plan to install a refuse enclosure at the northern end of the eastern parking lot. The screening shall be either of wood or masonry construction at least seven feet (7') in height. The Petitioners also indicated that they may screen the refuse area with a chain link fence and dense plantings.

If approved, this would be the sixth active special use permit for a kennel and second active special use for a veterinary establishment in unincorporated Kendall County.

Mr. Rybski asked about design engineering and soil analysis. Mr. Cook said that they have retained a septic engineer. Soil tests and percolation tests have not been completed. Mr. Rybski advised Mr. Cook of the requirement of a preliminary meeting with the Health Department regarding the septic system. Mr. Rybski advised Mr. Cook of the well monitoring requirements.

Mr. Klaas said that he was fine with the proposed right-of-way dedication.

Ms. Vickery said that she will review the Bell Road right-of-way dedication.

Mr. Holdiman advised Mr. Cook that the County adopted the 2018 versions of the International Codes.

Mr. Klaas asked if the building would have a basement. Mr. Cook said the building will be slab on grade.

Mr. Asselmeier asked if either business planned to have Saturday hours. Mr. Cook said that drop-offs and pick-ups would not occur on weekends. The clinic could have emergency hours on weekends.

Mr. Asselmeier asked when the landscaping will be installed. Mr. Cook said the landscaping timeline has not been determined. The goal is to open the business late in 2020 or early 2021.

Mr. Asselmeier asked about the frequency of refuse pick-up. Mr. Cook said that pick-up would occur a few times per week.

Mr. Klaas made a motion, seconded by Ms. Briganti, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Petition 19-26 regarding the landscaping business at 276 Route 52 was approved by the County Board.

Petition 19-31 regarding cannabis zoning regulations was approved by the County Board.

Petition 19-35 regarding a kennel at 3601 Plainfield Road was approved by the County Board.

OLD BUSINESS/NEW BUSINESS

Mr. Asselmeier noted that the Kendall County Regional Planning Commission's Annual Meeting will be Saturday, February 1st, at 9:00 a.m.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:50 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Encs.

**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
JANUARY 7, 2020**

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)
<i>Don Keenan</i> <i>19-39, 38, + 39</i>	<i>1107 A S. Bridge</i> <i>St. Joseph, Mo. I</i>	<i>dkeenan@donkeenanlaw.com</i>
MIKE COOK	26316 MAPLEVIEW PLAINFIELD	<i>mcook@cookinggrip.com</i>

Matt Asselmeier

From: Rodney Bradberry <rbradberry@minookafire.com>
Sent: Monday, January 6, 2020 1:41 PM
To: Matt Asselmeier
Subject: [External]FYI

Matt,

Just an FYI, I am sure you are aware of this; however, if not (see attachment) this location will be required staffed at all times or have a sprinkler system/fire alarm.

<https://www.chicagotribune.com/news/breaking/ct-kennel-fire-safety-law-20190807-ytkwawanybfmroj6hb32yps2pg-story.html>

Any questions please contact me.

Thanks.

Rodney Bradberry
Fire Inspector

Minooka Fire Protection Distric
7901 E. Minooka Rd.
Minooka IL 60447
Direct: 815-467-5637
Cell: 815-531-9967

--

This email was Malware checked by UTM 9. <http://www.sophos.com>

Matt Asselmeier

From: Engel_Natalie <nengel@vil.shorewood.il.us>
Sent: Monday, January 6, 2020 5:29 PM
To: Matt Asselmeier
Cc: Chrisse_Kelley
Subject: [External]ZPAC Meeting

Hi Matt,

Happy New Year!

Kelley and I will not be able to attend tomorrow's ZPAC meeting but wanted to provide some comments regarding the projects within 1 ½ miles of Shorewood's boundaries.

Petitions 19-37, 19-38 and 19-39

We met with Dan Kramer to discuss the projects. We provided some feedback and suggestions regarding the site layout and zoning uses. He was open to our comments and agreed to carry them back to his clients.

They will be submitting applications to the Village and we hope to bring forward their proposals for discussion at our February 5, 2020 Planning and Zoning Commission meeting. I will touch base with you when we have applications and a staff report.

Petition 19-47

Our main concerns regarding the Doggy Day Care project are about noise impacts on the neighbors. We are comfortable that you are addressing these concerns so we defer to you on this project.

When the site and engineering plans are available, please have the applicants send over a copy to Shorewood so that we can determine whether they trigger our Subdivision and Development Ordinance.

Thank you Matt! Please let us know if you have any questions or need any information from us.

Natalie Engel, AICP

Village Planner



Village of Shorewood

One Towne Center Blvd | Shorewood, IL 60404
815.553.2314

--

This email was Malware checked by UTM 9. <http://www.sophos.com>

Attachment 14, Page 1
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois

Unapproved - Meeting Minutes of January 22, 2020 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:01 p.m.

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Bill Davis, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, and Claire Wilson

Members Absent: Karin McCarthy-Lange and Ruben Rodriguez

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Ron Smrz, Dan Kramer, Emily Hoffmann, Michael Cook, Deb Chow, Pat Colaric, Sylvia Torto, Mike Torto, Len Pfaff, Laurie Pfaff, Ron Zier, Zach, Morerod, and Kyle Breyne

APPROVAL OF AGENDA

Member Bledsoe made a motion, seconded by Member Casey, to approve the agenda. With a voice vote of seven (7) ayes, the motion carried.

APPROVAL OF MINUTES

Member Bledsoe made a motion, seconded by Member Davis, to approve the minutes of the October 23, 2019 meeting. With a voice vote of seven (7) ayes, the motion carried.

PUBLIC HEARING

19-37 John Dollinger on Behalf of Hansel Ridge, LLC

The Kendall County Regional Planning Commission started their review of this Petition at 7:02 p.m.

Mr. Asselmeier summarized the Petition.

Hansel Ridge, LLC would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately eighteen point seven more or less (18.7 +/-) acres located on the northern half of the property currently addressed as 195 Route 52. If approved, the Petitioner would like to rezone the property to allow an athletic facility and a storage business to be located on the property; both of these requests were submitted as separate petitions.

The application materials were provided. A map showing the property was provided; the northern portion of the property is the subject of this Petition.

The adjacent land uses were agricultural or agricultural related. The adjacent zonings were agricultural or agricultural with a special use permit. The Land Resource Management Plan calls for the area to be Suburban Residential and Public/Institutional. The zonings within one half (1/2) mile were agricultural or agricultural with a special use permit.

Pictures of the property were provided.

The property owner is not requesting a change in the Future Land Use Map for the southern twenty-one more or less (21 +/-) acres of their property. Their property will remain classified as Public/Institutional on the Future Land Use Map.

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

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

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

Petition information was sent to Seward Township on October 21, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding traffic congestion and the potential for increased vehicular accidents. Discussion also occurred regarding drainage. The property's proximity to Shorewood and its location were the reasons for seeking the change to the Land Resource Management Plan and for the requested map amendments and special use permits. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting are included were provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting were provided.

Petition information was sent to the Village of Shorewood on October 21, 2019. The Village of Shorewood submitted an email on January 6, 2020, stating that they were in discussions with the Petitioner and would have further review at the Village's February 5th Planning and Zoning Commission meeting. This email was provided.

The Troy Fire Protection District has no objections to commercial uses as this location.

ZPAC reviewed this proposal at their meetings on November 5, 2019, and January 7, 2020. At the November 5th meeting, discussion occurred regarding well and septic service at the site. The Petitioner agreed to a right-of-way dedication along the County Line Road frontage. At the January 7th meeting, the Petitioner provided updated septic information and updated traffic information. The final size of the detention pond had yet been determined. The Petitioner was working on a pre-annexation agreement with Shorewood that would allow the Village to annex the property when the property becomes contiguous to the Village. It was noted that the Village of Shorewood would like the special use to apply to only the storage portion of the property and that the acreage between the storage units and County Line Road be zoned business without a special use permit and that a formal subdivision occur. The Petitioner agreed to a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road including a ten foot (10') dedication for utilities. It was also noted that the Village of Shorewood requested the removal of some fencing and the reorientation of some of the storage buildings. It was noted that the landscaping plan and signage plan required more definition. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without objection; two (2) members were absent. The minutes of these meetings were provided.

The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional.

Will County gives deference to the Village of Shorewood. Will County favors suburban development, whether that be commercial or residential, in this area.

The subject property was originally planned to be a future school location. The southern portion of the subject property and the property immediately to the north of the subject property are both planned to be Public/Institutional. In addition, the property to the west and the property to the north are both owned by the Minooka School District 111. A school could still be placed in the area. Therefore, uses that support and that are not in conflict with educational related uses, including many commercial uses, could be placed on the subject property.

Because commercial uses require site plan approval, because the Village of Shorewood's Comprehensive Plan calls for this property to be Commercial, and because many commercial uses could be placed on the subject property that would complement education uses, Staff recommends approval of the requested change.

Chairman Ashton opened the public hearing at 7:10 p.m.

Member Davis asked if any of the farm buildings would be removed. Dan Kramer, Attorney for the Petitioner, responded no; the farm buildings are not located on the portion of the property under consideration for the map change.

Pat Colaric, County Line Road, requested clarification of the request. Mr. Asselmeier explained that the existing Future Land Use Map calls for this property to be Public/Institutional. The Petitioner would like to rezone the property to commercial uses. One (1) of the criteria used to evaluate the rezoning from agricultural to business was consistency with the Land Resource Management Plan. The Petitioner needs the Future Land Use Map changed in order to have the rezoning request be consistent with the Land Resource Management Plan. Chairman Ashton said that the zoning portion of the request will occur later in the meeting. Mr. Colaric was concerned about commercial uses in the area because of traffic concerns.

Member Hamman asked if Minooka School District had any input on the proposal. Mr. Asselmeier responded that Minooka School District owns the property to the west and to the north of the subject property. The School District still has plans to use their property for educational purposes. The School District was notified of the hearing.

Dan Kramer, Attorney for the Petitioner, testified that the southern portion of the property would not be sold as part of the requested rezoning. Mr. Kramer explained the types of sports teams that would use the athletic facility. The athletic facility would have an indoor baseball field. The School District favors the idea. This facility would be four (4) times bigger than the facility on Galena Road. Mr. Kramer requested approval of the amendment to the Land Resource Management Plan.

Chairman Ashton adjourned the public hearing at 7:16 p.m.

Member Nelson made a motion, seconded by Member Casey, to recommend approval of Petition 19-37.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Nays (0): None

Absent (2): McCarthy-Lange and Rodriguez

The motion carried. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

The Kendall County Regional Planning Commission concluded their review of Petition 19-37 at 7:17 p.m.

PETITIONS

19-34 Ronald Smrz on Behalf of the Bank of Lyon Trust

Mr. Asselmeier summarized the request.

Ron Smrz, on behalf of Bank of Lyon Trust, would like to establish a storage business for boats and RVs at the subject property. The application material and amended site plan were provided. The Petitioner updated the site plan in December to address stormwater management concerns.

The property was granted a special use permit for the retail sale of nursery stock through Ordinance 1985-10, a copy of which was provided. This proposal will not impact the existing special use permit.

The property is approximately seventeen (17) acres in size, but the special use area is approximately one (1) acre in size.

The current land use is agricultural. The future land use is rural residential. Route 71 is a State maintained highway and is considered a Scenic Route at the subject property. Yorkville has a trail planned along Route 71. There is a farmable wetland on the property consisting of approximately a tenth (0.1) of an acre. The adjacent land uses are agricultural, single-family residential, and farmstead. The adjacent zonings are A-1, A-1 SU, R-1, R-3, and R-3 PUD. The Land Resource Management Plan calls for the area to be rural residential. The nearby zonings are A-1, A-1 SU, A-1 BP, R-3, RPD-2, and R-3 PUD.

The special use permit to the north is for a campground. The special use permit to the east is for a landscaping business.

Lyon Farm is located south of the subject property.

The Richard Young and Lyon Forest Preserves are in the vicinity.

The aerial of the property was provided.

Pictures of the property were provided.

EcoCat submitted on June 6, 2019, as part of the Wetland Delineation Report and found the Fox River INAI Site and Yorkville Seep INAI Site in the area. The entire Wetland Delineation Report was provided. The Petitioner submitted a formal EcoCat on December 23, 2019, and no negative impacts were foreseen.

NRI application submitted on August 2, 2019. The NRI Report was not available.

Oswego Township was emailed the original information on September 24, 2019. The revised site plan was emailed on December 31, 2019.

The Bristol-Kendall Fire Protection District was emailed the original information on September 24, 2019. The revised site plan was emailed on December 31, 2019.

The United City of Yorkville was emailed the original information on September 24, 2019. The revised site plan was emailed on December 31, 2019. Yorkville will be reviewing this proposal at their February meetings.

ZPAC met on this proposal on October 1, 2019. Discussion occurred at that meeting regarding obtaining a variance to the Stormwater Management Ordinance. In the ensuing months, the Petitioner decided not to pursue the variance and amended the site plan to meet the requirements of the Kendall County Stormwater Management Ordinance. ZPAC reviewed the revised site plan at their meeting on January 7, 2020, and recommended approval of the proposal with no objections. The minutes of the October ZPAC meeting were provided. The minutes of the January ZPAC meeting were provided.

According to revised site plan, the Petitioner plans to offer rental space for fifty-one (51) parking stalls which is down from the two hundred (200) rental units in the original proposal. The proposed hours of operation are daily from 6:00 a.m. until 9:00 p.m.

Prospective renters would meet with the Petitioner at the property at a pre-arranged time to view the property, sign a contract, and receive their access code. The Petitioner plans to use the existing storage building as the office for the business.

The Petitioner and his wife would be the only employees of the business.

No new structures are planned for the property. A new occupancy permit might be required for the existing storage building.

The location of the well was shown on the proposed site plan south of the existing house. No bathrooms or potable water sources would be available to patrons of the storage business.

The Petitioner indicated that the storage area would have a gravel base.

The site plan shows the proposed use to be away from the farmable wetland.

The Petitioner plans to monitor the site for motor vehicle related leaks and would remove contaminated gravel from the property.

The property fronts Route 71 and an existing access point off of Route 71 exists.

The Illinois Department of Transportation provided comments regarding this proposal. A new access permit will be required.

Parking will occur in the gravel areas east of the existing building.

The Petitioner provided a lighting plan showing six (6) new light poles, each twenty feet (20') in height. The lighting plan was provided.

The Petitioner plans to install a sign along Route 71. The sign must meet all of requirements of the Kendall County Zoning Ordinance and must not be illuminated.

The Petitioner plans to remove the three (3) existing Norway Spruce trees. The Petitioner plans to plant seven (7) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting. The evergreens will be placed southeast of the parking area. The evergreens will be planted by the end of May 2020. A vegetative swale is also planned for south of the parking area.

The Petitioner indicated that the storage area will have a chain-link fence around the storage area. The fence is planned to be six feet (6') in height.

There will be a twenty foot (20') wide automatic gate on the east side of the storage area to control access to the area. The lock on the gate will be timed to prevent patrons from accessing the property during non-business hours. The gate will be adjacent to the shed.

A security monitoring system will also be installed with cameras on the shed shown.

The Petitioner agreed to provide the Sheriff's Department and Bristol-Kendall Fire Protection District with a passcode to access the gate.

No information was provided regarding noise control.

No new odors are foreseen.

While very little trash or litter is expected to be generated by the proposed, no plans for litter control were provided.

If approved, this would be the fifth active special use permit for this type of storage in unincorporated Kendall County.

The Petitioner currently resides in the house on the property.

The Petitioner agreed that all items stored on the property would remain licensed and in good working order.

The Petitioner agreed to follow the Kendall County Inoperable Vehicle Ordinance and the Junk and Debris Ordinance. The Petitioner also agreed that none of the vehicles stored as part of the special use permit would be for agricultural purposes.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, has a plan to address motor vehicle related leaks, and follows the Kendall County Inoperable Vehicle Ordinance and related ordinances.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. The Illinois Department of Transportation has not expressed any

concerns regarding this use locating at this property. The business will not have any restroom facilities or drinking water facilities for patrons. The Petitioner will have to secure a stormwater management permit.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”

Staff recommends approval of the requested special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and lighting plan.
2. The operator(s) of the business allowed by this special use permit shall plant the vegetation identified in the landscaping plan by the end of May 2020.
3. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan.
4. The motor vehicles, boats, trailers, and other recreational vehicles stored on the premises may be stored outdoors.
5. None of the motor vehicles, boats, trailers or other recreational vehicles stored on premises shall be considered agricultural equipment as they relate to the business allowed by this special use permit.
6. All of the motor vehicles, boats, trailers, and other recreational vehicles stored on the premises shall be maintained in good working order and shall be licensed.
7. The hours of operation for the business allowed by this special use permit shall be daily from 6:00 a.m. until 9:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation.
8. The maximum number of employees for the business allowed by this special use permit shall be two (2), including the business owners.
9. The operator(s) of the business allowed by this special use permit shall diligently monitor the property for motor vehicle related leaks and shall promptly and properly dispose and replace any gravel contaminated by such leaks.
10. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Bristol-Kendall Fire Protection District with passcodes to the gate upon the request of these agencies.
11. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
12. The conditions and restrictions contained in Ordinance 1985-10 pertaining to the retail sale of nursery stock shall remain valid, enforceable, and separate from the conditions and restrictions for the special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles.

13. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
14. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
15. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member Hamman asked about the lights. Mr. Asselmeier responded the site plan shows six (6) lights, twenty feet (20') in height. Member Hamman asked if the lights would be on all the time. Ron Smrz, Petitioner, stated the lights would be turned off when the business is closed.

Member Wilson asked about the landscaping business. Mr. Smrz responded that the property still has a special use permit for a landscaping business, but he did not operate the business.

Member Wilson asked about the type of fence. Mr. Smrz responded a chain linked fence.

Member Wilson asked about the distance from neighbors. Mr. Smrz responded several hundred feet.

Mr. Smrz lives on the premises.

Discussion occurred regarding the County's lighting regulations. Mr. Asselmeier noted the light poles were proposed at the maximum height, no light would cross the property line, and no neighboring property owner would see the light source. Having the lights off when the business during non-operational hours will be added as a condition.

Member Hamman asked if the Historical Society. Mr. Smrz responded that the Historical Society was sent notices.

Sylvia Torto expressed concerns about the lights and the view of vehicles stored on the property. She also expressed concerns about vehicles pulling in and out of the property.

Len Pfaff did not want a commercial business in the area. He expressed concerns about fuel leaks and noise. He would like the area to stay rural.

Ron Zier loves the rural atmosphere of the area. He does not favor lights or vehicles at the property.

Zack Morerod expressed concerns about his ability to resell his property if the proposed use occurs at the subject property.

Mike Torto echoed the concerns of his fellow neighbors. He would like additional landscaping on the north side of the subject property.

Mr. Smrz proposed to install additional trees. The original plan called for more trees, but they were removed as part of the stormwater control of the site.

Member Hamman asked about Route 71 improvements. Mr. Smrz stated that he would have full access at his property. The existing perimeter trees would be removed by the Illinois Department of Transportation and Mr. Smrz would request that the removed trees be replaced.

Mr. Smrz noted that his original proposal was much larger than what he is currently proposing.

Discussion occurred about installing a berm on the property.

Discussion occurred about the definitions of motor vehicles, recreational vehicle, and self-storage facility and mini-warehouse facility. Mr. Asselmeier read these definitions from the Zoning Ordinance. Member Wilson suggested a restriction not allowing semis, cargo containers, and the like not be stored on the property.

Member Wilson asked about leak control. Mr. Smrz described the method for soaking the leak and removing the gravel. Member Wilson expressed concerns that leaks might not be discovered immediately.

Mr. Asselmeier read the email from the Illinois Department of Transportation.

Concerns were expressed about derelict and abandoned vehicles, boats, and campers.

Zack Morerod asked if Commissioners would want this use in their backyards.

Laurie Pfaff expressed concerns about fuel leaks and well contamination. She also expressed concerns about increased lighting.

Chairman Ashton noted that the storage of recreational vehicles and boats are not allowed in some places in Kendall County.

Member Nelson suggested that the special use be tied to the Petitioner and not the land. Mr. Smrz opposed having the special use go away if he sold the property.

Discussion occurred about indoor storage. Upon review, none of the existing special use permits for this type of storage allows outside storage in the A-1 District.

Discussion occurred about the scenic route designation. The view shed area was not defined.

Chairman Ashton asked if the Petitioner wanted to table the request. The Petitioner asked for a vote.

Member Wilson made a motion, seconded by Member Nelson, to recommend approval of Petition 19-34.

The votes were as follows:

Ayes (0): None

Nays (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Absent (2): McCarthy-Lange and Rodriguez

The motion failed. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

Member Wilson voted no because she wished that the Petitioner had talked to his neighbors at the beginning of the process. She felt the use was more appropriate in an industrial or business park. She was also concerned about potential leaks at the site.

Chairman Ashton concurred with Member Wilson's reasons for recommending denial.

19-38 John Dollinger on Behalf of Hansel Ridge, LLC and Jason Shelley on Behalf of Goprobball, LLC

Mr. Asselmeier summarized the request.

Goprobball, LLC would like to purchase the subject property and construct an indoor baseball and soccer facility on the subject property. The site plan was provided.

Based on the original information submitted to the County, the property owner, Hansel Ridge, LLC, would like to sell the northern eighteen point seven more or less (18.7 +/-) acres for the proposed athletic facility and for an indoor and outdoor storage facility. The proposed athletic facility would be located on approximately nine point one-nine (9.19) acres on the northwest side of the property with a strip of land providing access to Line Road.

County Line Road is a Township Road classified as an Arterial.

There are no trails or floodplains or wetlands on the subject property.

The adjacent land uses are agricultural with a fertilizer and grain operation at the southwest corner of Route 52 and County Line Road. The adjacent zonings and zonings within one half (1/2) mile are A-1 or A-1 SU. The Kendall County Land Resource Management Plan calls for the property to the north and south to be Public/Institution and Suburban Residential. The property to the west is classified as Suburban Residential. The Will County Land Resource Management Plan calls for the property to the east to be Suburban Development. The Village of Shorewood's Comprehensive Plan calls for this property to be Commercial and Government/Institutional. Minooka School District 111 owns the property to the north and west and plans to use that property for educational purposes.

The aerial of the property and pictures of the property were provided.

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

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

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on September 26, 2019. The NRI Report was not available.

Petition information was sent to Seward Township on October 21, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding traffic congestion and the potential for increased vehicular accidents. Discussion also occurred regarding drainage. The property's proximity to Shorewood and its location were the reasons for seeking the change to the Land Resource Management Plan and for the requested map amendments and special use permits. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting were provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting were provided.

Petition information was sent to the Village of Shorewood on October 21, 2019. The Village of Shorewood submitted an email on January 6, 2020, stating that they were in discussions with the Petitioner and would have

further review at the Village's February 5th Planning and Zoning Commission meeting. This email was provided.

The Troy Fire Protection District has no objections to commercial uses at this location.

ZPAC reviewed this proposal at their meetings on November 5, 2019, and January 7, 2020. At the November 5th meeting, discussion occurred regarding well and septic service at the site. The Petitioner agreed to a right-of-way dedication along the County Line Road frontage. At the January 7th meeting, the Petitioner provided updated septic information and updated traffic information. The final size of the detention pond had yet been determined. The Petitioner was working on a pre-annexation agreement with Shorewood that would allow the Village to annex the property when the property becomes contiguous to the Village. It was noted that the Village of Shorewood would like the special use to apply to only the storage portion of the property and that the acreage between the storage units and County Line Road be zoned business without a special use permit and that a formal subdivision occur. The Petitioner agreed to a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road including a ten foot (10') dedication for utilities. It was also noted that the Village of Shorewood requested the removal of some fencing and the reorientation of some of the storage buildings. It was noted that the landscaping plan and signage plan required more definition. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without objection; two (2) members were absent. The minutes of these meetings were provided.

Per State law, map amendments cannot be conditioned. However, Section 13.10 of the Kendall County Zoning Ordinance requires that commercial site plans be approved by the Kendall County ZPAC.

The Petitioner desires the map amendment in order to construct an indoor athletic facility.

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

Any new structures would require applicable building permits.

The property will access County Line Road. County Line Road has an eighty thousand (80,000) pound weight restriction. Depending on the uses, additional right-of-way could be necessary and the Petitioner was agreeable to a right-of-way dedication as part of a special use permit.

No new odors are foreseen, but the site plan for future commercial activities on the site should be examined to address odors.

The parking lot will have lights. Security lighting will also be installed. Commercial establishments could have additional lights and illuminated signage on the building and associated with monument signage. The site plan of commercial establishments should be evaluated to address lighting.

Any fencing or buffering should be evaluated as part of the site plan review process.

The original site plan showed two detention ponds. The Petitioners indicated that the stormwater plans could be altered as part of the adjoining special use permit. Development on the site would require stormwater management permits.

Electricity is nearby. New well and septic information would have to be evaluated as part of the building permit process. The Petitioners provided septic plan information.

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 agricultural or uses similar to agricultural uses such as farmsteads and fertilizer operations.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 or A-1 with a special use.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1 and can be used for farming.

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 stable with residential growth and special uses normally found in agricultural zoned areas.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Public/Institutional because Minooka School District #111 plans to construct a school on the property to the west. The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional. The property owner of the subject property submitted an application to reclassify the property as Commercial on the Future Land Use Map contained in the Kendall County Land Resource Management Plan. If this reclassification amendment to the Land Resource Management Plan is approved, then the proposed map amendment would be consistent with the purpose and objectives of the Land Resource Management Plan.

Provided that the amendment to the Land Resource Management Plan is approved reclassifying the subject property as Commercial, Staff recommended approval of this requested map amendment.

Dan Kramer, Attorney for the Petitioner, provided a history of the evolution of the project. He noted that the Health Department approved the well and septic plans. Mr. Kramer noted that a subdivision would occur at the site; there would be no additional access cuts on County Line Road. The stormwater detention ponds might be merged into one (1) pond.

Member Davis asked where the nearest sanitary sewer service was located. Mr. Kramer stated that the nearest sanitary sewer was at least one (1) mile away from the site.

Discussion occurred about the traffic safety at the intersection of Route 52 and County Line. Mr. Kramer clarified the minutes from Seward Township saying that the Petitioners cannot solve the traffic problem at the intersection. He noted that traffic for the athletic facility will be directed to Baltz Road.

Pat Colaric stated the proposal will exacerbate the traffic problems in the area. He would like to see the area stay rural. He would rather see the athletic facility than houses.

Member Nelson made a motion, seconded by Member Davis, to recommend approval of Petition 19-38.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Nays (0): None

Absent (2): McCarthy-Lange and Rodriguez

The motion carried. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

19-39 John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelley on Behalf of Goprobball, LLC, and James and Denise Maffeo

Dan Kramer, Attorney for the Petitioner, requested that the Petition be laid over until the February 26, 2020, meeting in order to obtain an updated site plan.

Without objection, the Commission laid over the Petition as requested.

19-47 Deb Chow on Behalf of Jade Restorations, Inc. and D. Howard on Behalf of Bullmastiff Construction Company, LTD

Mr. Asselmeier summarized the request.

Jade Restorations, Inc. is working with Bullmastiff Construction Company to construct a kennel and veterinary clinic at the subject property. At this time, Jade Restorations, Inc. has no plans to sell the subject property.

The application material was provided. The site plan, landscaping plan, photometric plan, and proposed building information were provided.

The property is approximately twenty (20) acres in size, but the special use portion would cover approximately eight point five (8.5) acres.

The future land use is commercial.

Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector. Minooka has a trail planned along Ridge Road. Shorewood has a trail planned along Bell Road.

The adjacent land uses are agricultural in all directions with a farmstead and landscaping business to the west.

The adjacent zonings are A-1 and A-1 SU. There is R-1 zoning within one half (1/2) mile to the east. There are twelve (12) homes located within one half (1/2) mile of the subject property. The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special use to the west is for a landscaping business.

There are twelve (12) homes located within one half (1/2) mile of the subject property.

The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special use to the west is for a landscaping business.

The aerial of the property was provided.

EcoCat submitted on December 5, 2019, and consultation was terminated.

NRI application submitted on December 18, 2019. The NRI Report was not available.

Seward Township was emailed information on December 31, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding drainage and traffic. The property's location and availability were the reasons for seeking the special use permit. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting was provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting was provided.

The Minooka Fire Protection District was emailed information on December 31, 2019. They wanted the Petitioners to be aware of the new State kennel regulations regarding staffing and sprinkling requirements. The Minooka Fire Protection District's email was provided.

The Village of Shorewood was emailed information on December 31, 2019. The Village of Shorewood expressed concerns about noise. The Village of Shorewood's email was provided.

The Village of Minooka was emailed information on December 31, 2019.

ZPAC reviewed this proposal at their meeting on January 7, 2020. Discussion occurred about the soil analysis in relation to the well and septic system. The Highway Department was satisfied with the proposed right-of-way dedication for Ridge Road. The Petitioner will finalize hours of operation, the timeline for landscaping installation, and frequency of refuse pick-up. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without any objections. The minutes of this meeting were provided.

According to the information provided to the County, the Petitioners plan to offer veterinary services, pet daycare, boarding, and grooming services. The proposed normal hours of operation for both uses will be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The veterinary establishment may be open beyond these hours of operation to handle medical emergencies. The maximum number of employees will be seventy (70), including part-time employees. The kennel will be staffed at all times. Overlap in employees will occur. Grooming services will be provided as needed. The maximum number of animals planned for the kennel is eighty (80). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset.

As noted in the site plan, the Petitioners plan to construct an approximately eighteen thousand (18,000) square foot building facing south towards Bell Road. The proposed location of the building on the property was placed in accordance to the setback requirements of the Kendall County Zoning Ordinance.

Elevations of the building were provided. A rendering of the site was provided.

The building shall consist of waiting areas for grooming and exams, eight (8) exam rooms, a treatment room with pharmacy area, two (2) surgery rooms, an X-ray room, a recovery room, two (2) isolation rooms, a doctor's room, a staff room, a janitorial room, a cat boarding room, three (3) bathrooms, a laundry area, a

grooming area, a store, a storage area, a groom kennel, two (2) play areas, a pool, and a boarding kennel area. The building is planned to be slightly over twenty-three feet (23') tall at its highest point and made of metal.

Two (2) approximately twelve thousand (12,000) square foot outdoor play areas are planned on both sides of the kennel wing of the building. A six foot (6') tall cedar fence would be located around the outdoor play area.

Building and Occupancy Permits will be required for the new building.

The site plan shows one (1) raised septic field west of the building and parking lot and one (1) raised septic field south of the parking lot. The proposed well would be located east of the building.

The site plan shows two (2) wet detention ponds on the north side of the subject property. A dual-phase restricted stormwater detention outlet is planned to discharge stormwater at the northwest corner of the site into ditches along the east side of Ridge Road.

If the special use permit is approved, the Petitioners would need to secure a stormwater management permit from Kendall County.

The property fronts Bell Road and two (2) points of ingress/egress are planned from Bell Road.

The Petitioners plan to dedicate right-of-way for a depth of fifty feet (50') along the entire Bell Road frontage of the property and a depth of seventy-five feet (75') along the entire Ridge Road side of the property.

The Petitioners propose to install a fifty-two (52) stall parking lot to the south and east of the building. Three (3) of the spaces would be handicapped accessible.

The Petitioners plan to install six (6) lights along the driveway and in the parking lot. The lights will be LED and on poles a maximum twenty feet (20') in height. There will be an additional eight (8) building mounted lights at various locations around the exterior of the building. Lighting information can be found on the photometric plan.

The Petitioners plan to have one (1) monument sign along Bell Road and one (1) monument sign along Ridge Road. Both signs are planned to be four feet by eight feet (4'X8') and a maximum of eight feet (8') in height. Neither sign will be illuminated.

Per the landscaping plan, the Petitioners plan to install thirty-eight (38) shade trees of various types, seventy-eight (78) evergreen trees of various types, sixty-eight (68) evergreen shrubs of various types, two hundred eighty-two (282) deciduous shrubs of various types, and one hundred fifteen (115) perennials of various types. In addition, a wet-to-mesic prairie seed mix is planned around the stormwater detention ponds.

Berms are planned along the west, east, and southeast corner of the property. An additional berm is planned south of the parking lot. The berms will vary in height from three feet (3') to seven feet (7').

A topsoil stockpile area is planned east of the parking lot.

Noise will be addressed with soundproofing of the building, the fence mentioned previously, the installation of trees and berms, and having the animals indoors by sunset.

The Petitioners plan to install a refuse enclosure at the northern end of the eastern parking lot. The screening shall be either of wood or masonry construction at least seven feet (7') in height. The Petitioners also indicated that they may screen the refuse area with a chain link fence and dense plantings.

If approved, this would be the sixth active special use permit for a kennel and second active special use for a veterinary establishment in unincorporated Kendall County.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1 or A-1 with a special use permit. In addition, the site plan shows a six foot (6') tall fence around the outdoor play area. The proposed building will be soundproofed. The proposed landscaping and berming should also reduce noise coming from the property. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The Petitioners plan to install fencing and security lighting. The Petitioners agreed to have animals indoors by sunset. The proposed hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. Adequate ingress and egress will be provided off of Bell Road. The Petitioners will have to secure applicable permits related to stormwater, well, and septic systems.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. True, the Petitioners are not requesting any variances.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents" through the encouragement ". . . of locally owned businesses."

Staff recommended approval of the requested special use permit for a kennel and veterinary establishment subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and photometric plan.
2. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land to Kendall County and Seward Township for Ridge Road and Bell Road right-of-way in the locations and depths shown on the Right-of-Way Plat of Dedication.

3. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and One Hundred Fifty Feet (150') from Lots Zoned Other Than Residential or Shown on the LRMP Map as non-residential.
4. Two (2) non-illuminated signs may be installed on the subject property in substantially the locations shown on the site plan.
5. All vegetation and berms shall be installed within six (6) months of the opening of either the kennel or veterinary establishment at the subject property. The businesses shall be considered open on the date when the Kendall County Planning, Building and Zoning Department issues a certificate of occupancy for the building. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
6. A maximum of eighty (80) pets may be kenneled on the subject property at any time.
7. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
8. In the event that the kennel operations cease at the property, the veterinary business allowed by this special use permit may not board animals overnight except for medical treatment and observations.
9. The normal hours of operation for the businesses allowed by this special use permit shall be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies at the kennel may be tended to outside the hours of operation. The veterinary establishment may be open beyond the hours of operation listed to handle medical emergencies.
10. The maximum combined number of employees for the businesses allowed by this special use permit shall be seventy (70), including the business owners.
11. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
12. Any construction on the property related to the businesses allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
13. The operator(s) of the businesses allowed by this special use permit may sell ancillary items related to their operations.
14. The operator(s) of the businesses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the businesses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
16. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
17. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Chairman Ashton asked about the fire hydrant. Mike Cook, Cook Engineering Group, responded that wet basins north of the site would be used as the water source. The hydrant would be a dry hydrant; the suggestion was made to change the plans to reflect the hydrant as a dry hydrant. The building will be sprinklered.

Member Davis made a motion, seconded by Member Hamman, to recommend approval of Petition 19-39 with the conditions proposed by Staff.

Member Casey asked about the animals that will be served at the site. Deb Chow responded that a horse rescue was planned for the back of the property in addition to the dog daycare.

Member Wilson asked if any of the Petitioners were veterinarians. Ms. Chow responded that her son is in veterinary school.

Discussion occurred about animals being indoors by sunset. It was noted that the business would close at 7:00 p.m.

Member Davis made a motion, seconded by Member Hamman, to recommend approval of Petition 19-47 with the conditions proposed by Staff.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Nays (0): None

Absent (2): McCarthy-Lange and Rodriguez

The motion carried. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

Discussion occurred about the number of employees and the traffic impacts of those employees.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

NEW BUSINESS

Member Nelson made a motion, seconded by Member Casey, to nominate Bill Ashton for the position of Chairman. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Member Nelson made a motion, seconded by Chairman Ashton, to nominate Ruben Rodriguez for the position of Vice Chairman. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Member Wilson made a motion, seconded by Chairman Ashton, to nominate Larry Nelson for the positions of Treasurer and Secretary. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Member Nelson made a motion, seconded by Chairman Ashton, to nominate Matt Asselmeier for the position of Recording Secretary. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Appointments to Comprehensive Land Plan and Ordinance Committee

Chairman Ashton announced the appointments to the Comprehensive Land Plan and Ordinance Committee as follows: Larry Nelson (Chairman), Chairman of the Kendall County Regional Planning Commission or Their Designee (Bill Ashton), Chairman of the Kendall County Zoning Board of Appeals or Their Designee (Randy Mohr), Chairman of the Kendall County Board or Their Designee (Scott Gryder), Chairman of the Kendall County Planning, Building and Zoning Committee or Their Designee (Matthew Prochaska), Megan Andrews, and Jeff Wehrli.

Annual Meeting-February 1, 2020 at 9:00 a.m.

The Commission reviewed the draft agenda for the Annual Meeting.

OLD BUSINESS

Update on Zoning Ordinance Project

Mr. Asselmeier reported that Comprehensive Land Plan and Ordinance Committee has completed their review of the Zoning Ordinance and the proposal will be advanced in sections with the intention of having the entire proposal enacted on December 1st.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Petition 19-26, regarding the landscaping business at 276 Route 52, was approved by the County Board. Several Commissioners noted that burning was occurring on the property and that the property owners were not taking care of the property.

Petition 19-31, regarding cannabis zoning regulations, was approved by the County Board.

Petition 19-35, regarding a kennel at 3601 Plainfield Road, was approved by the County Board.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that the text amendment to the Zoning Ordinance pertaining to citation authority, hearing officer, and fines will be on the February agenda. The owner of the property where ServPro was previously located submitted an application for a text amendment and special use permit for a trucking business at the property. However, the owner is also considering requesting a change to the Land Resource Management Plan and a map amendment at the property.

ADJOURNMENT

Member Casey made a motion, seconded by Member Hamman, to adjourn. With a voice vote of seven (7) ayes, the motion passed. The Kendall County Regional Plan Commission meeting adjourned at 9:35 p.m.

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

Enc.

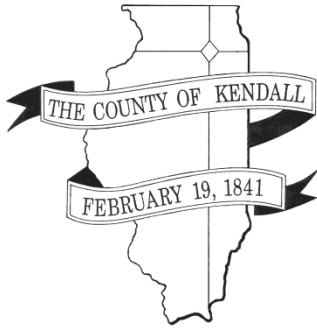
**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
JANUARY 22, 2020**

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)
Don Kramer	1103 D S. Brook St Joliet IL 60560	19-37 / 19-38 / 19-39
PAT COLARTE		
RON SMRZ		
Sylvia Fortis		
Len Pfaff		
Ron Zies		
Truck Morehead		
Mike Fortis		

Kyle Boyer

Laurie Pfaff



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 19-38

**John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner)
and Jason Shelley on Behalf of Goprobball, LLC (Prospective
Buyer)**

Map Amendment Rezoning Property from A-1 to B-4**INTRODUCTION**

Goprobball, LLC would like to purchase the subject property and construct an indoor baseball and soccer facility on the subject property. The site plan is included as Attachment 1, Pages 22-24.

Based on the original information submitted to the County, the property owner, Hansel Ridge, LLC, would like to sell the northern eighteen point seven more or less (18.7 +/-) acres for the proposed athletic facility and for an indoor and outdoor storage facility. The proposed athletic facility would be located on approximately nine point one-nine (9.19) acres on the northwest side of the property with a strip of land providing access to Line Road.

The property owner has a separate petition (Petition 19-37) to change the Future Land Use Map's classification of this property in the Land Resource Management Plan from Public/Institutional to Commercial.

A separate petition (Petition 19-39) has been filed to rezone the northeastern corner of the larger property from A-1 to B-3 and obtain a special use permit for the storage business. On January 16, 2020, the Petitioners submitted a revised site plan which is included as Attachment 15. Originally, the Petitioners were going to divide the property by a Plat Act Exemption split, but the Petitioners were also considering a formal subdivision.

SITE INFORMATION

PETITIONERS: John Dollinger on Behalf of Hansel Ridge, LLC (Current Owner) and Jason Shelley on Behalf of Goprobball, LLC (Prospective Buyer)

ADDRESS: Portion of the Northern 18.7 Acres of 195 Route 52

LOCATION: Northwest Corner of Route 52 and County Line Road



TOWNSHIP: Seward

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

LOT SIZE: 40 Acres (Total Existing Parcel) 9.19 +/- Acres (Proposed Rezoned Area)

EXISTING LAND
USE: Agricultural

ZONING: A-1 Agricultural District

LRMP:	Future Land Use	Public Institutional (Petitioner is Requesting a Change to Commercial)
	Roads	County Line Road is a Township Maintained Arterial Road.
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED
ACTION: Map Amendment Rezoning Property from A-1 Agricultural to B-4 Commercial Recreation

APPLICABLE
REGULATIONS: Section 13.07 – Map Amendment Procedures

SURROUNDING LAND USE

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

The aerial of the property is included as Attachment 2. Pictures of the property are included as Attachments 3-7.

The property owner is not requesting a change in the Future Land Use Map for the southern twenty-one more or less (21 +/-) acres of their property. Their property will remain classified as Public/Institutional on the Future Land Use Map.

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

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

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

PHYSICAL DATA**ENDANGERED SPECIES REPORT**

EcoCAT Report submitted and consultation was terminated, see Attachment 1, Pages 19-21.

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on September 26, 2019, see Attachment 1, Pages 15-18. The NRI Report will be distributed at the January 27, 2020, Kendall County Zoning Board of Appeals meeting.

ACTION SUMMARY**SEWARD TOWNSHIP**

Petition information was sent to Seward Township on October 21, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding traffic congestion and the potential for increased vehicular accidents. Discussion also occurred regarding drainage. The property's proximity to Shorewood and its location were the reasons for seeking the change to the Land Resource Management Plan and for the requested map amendments and special use permits. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting are included as Attachment 10.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting are

included as Attachment 11.

VILLAGE OF SHOREWOOD

Petition information was sent to the Village of Shorewood on October 21, 2019. The Village of Shorewood submitted an email on January 6, 2020, stating that they were in discussions with the Petitioner and would have further review at the Village's February 5th Planning and Zoning Commission meeting. This email is included as Attachment 12.

TROY FIRE PROTECTION DISTRICT

The Troy Fire Protection District has no objections to commercial uses as this location, see Attachment 8.

ZPAC

ZPAC reviewed this proposal at their meetings on November 5, 2019, and January 7, 2020. At the November 5th meeting, discussion occurred regarding well and septic service at the site. The Petitioner agreed to a right-of-way dedication along the County Line Road frontage. At the January 7th meeting, the Petitioner provided updated septic information and updated traffic information. The final size of the detention pond had yet been determined. The Petitioner was working on a pre-annexation agreement with Shorewood that would allow the Village to annex the property when the property becomes contiguous to the Village. It was noted that the Village of Shorewood would like the special use to apply to only the storage portion of the property and that the acreage between the storage units and County Line Road be zoned business without a special use permit and that a formal subdivision occur. The Petitioner agreed to a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road including a ten foot (10') dedication for utilities. It was also noted that the Village of Shorewood requested the removal of some fencing and the reorientation of some of the storage buildings. It was noted that the landscaping plan and signage plan required more definition. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without objection; two (2) members were absent. The minutes of these meetings are included as Attachments 13 and 14 respectively.

KCRPC

The Kendall County Regional Planning Commission reviewed this Petition at their meeting on January 22, 2020. One (1) neighbor expressed opposition to the request because of concerns about traffic safety and the neighbor wanted the area to stay undeveloped. The Kendall Regional Planning Commission recommended approval of the request without objection; two (2) members were absent. The minutes of this hearing are included as Attachment 16.

GENERAL INFORMATION

Per State law, map amendments cannot be conditioned. However, Section 13.10 of the Kendall County Zoning Ordinance requires that commercial site plans be approved by the Kendall County ZPAC.

The Petitioner desires the map amendment in order to construct an indoor athletic facility.

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

BUILDING CODES

Any new structures would require applicable building permits.

ACCESS

The property will access County Line Road. County Line Road has an eighty thousand (80,000) pound weight restriction. Depending on the uses, additional right-of-way could be necessary and the Petitioner was

agreeable to a right-of-way dedication as part of a special use permit.

ODORS

No new odors are foreseen, but the site plan for future commercial activities on the site should be examined to address odors.

LIGHTING

The parking lot will have lights. Security lighting will also be installed. Commercial establishments could have additional lights and illuminated signage on the building and associated with monument signage. The site plan of commercial establishments should be evaluated to address lighting.

SCREENING

Any fencing or buffering should be evaluated as part of the site plan review process.

STORMWATER

The original site plan showed two detention ponds. The Petitioners indicated that the stormwater plans could be altered as part of the adjoining special use permit. Development on the site would require stormwater management permits.

UTILITIES

Electricity is nearby. New well and septic information would have to be evaluated as part of the building permit process. The Petitioners provided septic plan information which is included as Attachment 9.

FINDINGS OF FACT

§ 13.07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on map amendment applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

Existing uses of property within the general area of the property in question. The surrounding properties are used agricultural or uses similar to agricultural uses such as farmsteads and fertilizer operations.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 or A-1 with a special use.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1 and can be used for farming.

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 stable with residential growth and special uses normally found in agricultural zoned areas.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Public/Institutional because Minooka School District #111 plans to construct a school on the property to the west. The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional. The property owner of the subject property submitted an application to reclassify the property as Commercial on the Future Land Use Map contained in the Kendall County Land Resource Management Plan. If this reclassification amendment to the Land Resource Management Plan is approved, then the proposed map amendment would be consistent with the purpose and objectives of the Land Resource Management Plan.

RECOMMENDATION

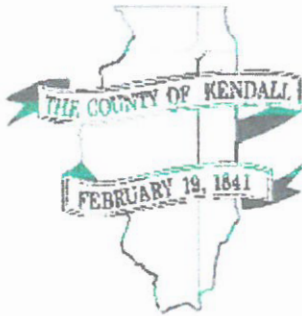
ZBA Memo – Prepared by Matt Asselmeier – January 24, 2020

Page 5 of 6

Provided that the amendment to the Land Resource Management Plan is approved reclassifying the subject property as Commercial, Staff recommends approval of this requested map amendment.

ATTACHMENTS

1. Application Materials (Including the Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Aerial
3. Looking West
4. Looking East
5. Looking Southwest
6. Looking South
7. Looking Northwest
8. October 10, 2019, Troy Fire Protection District Email
9. Septic Plan Information
10. January 14, 2020 Seward Township Planning Commission Minutes
11. January 14, 2020 Seward Township Board Meeting Minutes
12. January 6, 2020 Email from the Village of Shorewood.
13. November 5, 2019 ZPAC Minutes
14. January 7, 2020 ZPAC Minutes
15. January 16, 2020 Site Plan
16. January 22, 2020 Kendall County Regional Planning Commission Minutes



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME Goprobail, LLC

FILE # 19-38

NAME OF APPLICANT Goprobail, LLC		
CURRENT LANDOWNER/NAME(s) Hansei Ridge, LLC		
SITE INFORMATION ACRES 18.75	SITE ADDRESS OR LOCATION Vacant Land County Line Road	ASSESSOR'S ID NUMBER (PIN) part of 09-13-200-002
EXISTING LAND USE row crops	CURRENT ZONING A-1	LAND CLASSIFICATION ON LRMP A-1
REQUESTED ACTION (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>See attached</u>)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹PRIMARY CONTACT Daniel J. Kramer	PRIMARY CONTACT MAILING ADDRESS 1107A S. Bridge Street, Yorkville, IL 60560	PRIMARY CONTACT EMAIL dkramer@dankramerlaw.com
PRIMARY CONTACT PHONE # 630-553-9500	PRIMARY CONTACT FAX # 630-553-5764	PRIMARY CONTACT OTHER # (Cell, etc.)
²ENGINEER CONTACT John Tebrugge	ENGINEER MAILING ADDRESS	ENGINEER EMAIL info@tebruggeengineering.com
ENGINEER PHONE # 815-786-0195	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 <u>7-26-19</u>

FEE PAID: \$ 500.00
CHECK #: 1205

¹Primary Contact will receive all correspondence from County

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

RECEIVED

OCT 16 2019

KENDALL COUNTY
PLANNING, BUILDING
& ZONING
Date Stamp Here if
Checklist is Complete

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)

CONSENT TO KENDALL COUNTY ZONING AND SPECIAL USE APPLICATION

NOW COMES HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY
COMPANY, OWNER, who does hereby consent to the Kendall County Zoning and Special Use
Application submitted by GOPROBALL, LLC AN ILLINOIS LIMITED LIABILITY
COMPANY for B-4 Commercial Recreation and B-3 Business District and Special Use for
Outdoor Storage.

OWNER
HANSEL RIDGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY:



Authorized Representative 


Dated: 9/27/19

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

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

Both the Village of Shorewood and the City of Joliet have various residential and commercial uses along major intersections within the Mile and a Half Planning Jurisdiction in the area of the property. Further there is an intense agricultural grain warehouse to the south property on the south side of Route 52. The land to the west and north is agricultural land which would not be disturbed by our intended use.

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

A-1 Agricultural, Special Use for intense Agricultural Use, and a mixture of municipal residential and commercial not adjacent but in the general area

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

The property is suitable for row crop agricultural as is indicated by farming on the site. The Kendall County Land Resource Management Plan called for the subject property to be used for school purposes, which intention has now been abandoned in that the School District sold the land to a private investor and has no intention of building a school.

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 is basically stable with slow residential growth coming back after the market crash. The recreational indoor baseball facility and outdoor recreational uses blend well with the need for facilities that my client currently is experiencing in the Village of Shorewood. The facility would further provide active sports fields indoors for traveling teams for both baseball and softball that currently have to travel great distances to find suitable facilities for year round sports.

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

Having the recreational facility both indoor and outdoor is as consistent as one can come with the institutional school use which would have provided an indoor gym and athletic facilities as well as educational facilities. We believe the proposed use of the subject property by Petitioners comports to the change in ownership but intention of the use of the property by the Kendall County Land Resource Plan

GO PRO BUSINESS PLAN

Hours of Operation: 8:00 am to 12:00 pm

Number of Employees: A total of 20 to 40 part-time employees with no more than 4 to 6 employees present on-site at any time.

The New facility will be used to expand existing business of 10 years. Currently we have 15 travel baseball teams and the goal is to expand to 25 baseball teams over the next 3 to 5 years. Also, the new indoor facility will be used to attract other sports such as girl softball and soccer. The facility will have batting cages and a full indoor field for rental. Other services will include a concession area, retail for (clothing sales/uniform), and rehabilitation services (ATI or Athletico).

The new facility will be able to be used for multiple sports rental along with training programs for multiple sports.

The West Rear half (8.6902 acres) of the property from A-1 to B-4 Commercial Recreation

The East front half (8.6092 acres) of the property from A-1 to B-3 Highway Business District
and Special Use for indoor/outdoor storage 9.0C.16 and 24

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

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

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

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

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 51.55 feet for the point of beginning; thence continuing Westerly, parallel with said North Line, 547.51 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 692.29 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 546.10 feet; thence Northerly at an angle of $90^{\circ}26'57''$ measured clockwise from the last described course, 692.32 feet to the point of beginning in Seward Township, Kendall County, Illinois.

**SPECIAL WARRANTY DEED****PREPARED BY:**

John F. Dixon
Law Offices of John F. Dixon, LLC
1415 West 55th Street
Suite 101
Countryside, IL 60525
Tel: (708) 352-1800
Fax: (708) 352-1888

201900000682
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 1/17/2019 10:23 AM
WD: 41.00 RHSPS FEE: 10.00
STATE TAX: 385.00
COUNTY TAX: 192.50
PAGES: 6

COUNTY OF KENDALL *sm*
REAL ESTATE TRANSFER TAX
\$ 192.50

(The Above Space For Recorder's Use Only)

THE GRANTOR, D.W. Burke & Associates, LLC, an Illinois limited liability company ("Grantee"), of the Village of Hinsdale, County of DuPage, State of Illinois, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **HANSEL RIDGE, L.L.C.**, an Illinois limited liability company, of the Village of Channahon, County of Grundy, State of Illinois ("Grantee"), the receipt of which is acknowledged, does grant, bargain, sell and convey, with covenant of Special Warranty to Grantee, all of Grantor's right, title and interest in and to the real property situated in the County of Kendall, in the State of Illinois, as legally described in **Exhibit A** attached hereto and made a part hereof. This conveyance is with: (i) all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements and appurtenances, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easement and rights-of-way; (ii) all of Grantor's right, title and interest and to any and all improvements and buildings located on the Property; and (iii) all of Grantor's right, title and interest in any and all fixtures affixed or attached to, or situated on, or acquired or used in connection with the Property (the Property, together with the rights, appurtenances and interest, improvements, buildings, and fixtures being collectively called the Property). However, the conveyance is subject to those exceptions and encumbrances below.

SUBJECT TO: See Permitted Exceptions in Exhibit B attached hereto

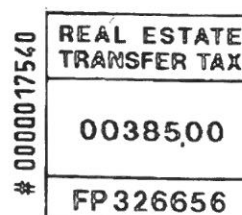
SUBSEQUENT TAX BILLS TO:

Hansel Ridge, L.L.C.
7502 E. Hansel Road
Channahon, IL 60410

AFTER RECORDING RETURN TO:

Castle Law
Attn: Theresa Dollinger
822 129th Infantry Drive
Suite 104
Joliet, Illinois 60435

C.T.I./CY
1896190000682
192KB



DATE: December 20, 2018

GRANTOR:

D.W. Burke & Associates, LLC,
An Illinois limited liability company

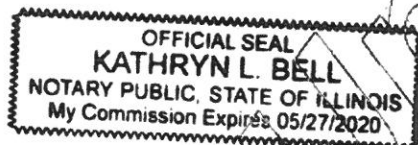
By 

Donald W. Burke, Jr., Manager

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, a notary public in and for the county and state above, do certify that **DONALD W. BURKE, JR.**, as **MANAGER OF D.W. BURKE & ASSOCIATES, LLC**, an Illinois limited liability company, and being known to me to be the same person whose name is subscribed to the above instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes stated above.

GIVEN under my hand and official seal, this 20th day of December, 2018





Notary Public

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH RIGHT OF WAY OF U.S. ROUTE 52, LYING EAST OF THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, ON THE EAST LINE OF SAID NORTHEAST 1/4, 1142.05 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 1152.42 FEET, TO THE EAST LINE OF THE WEST 1500 FEET OF SAID NORTHEAST 1/4, FOR THE TERMINUS OF SAID LINE, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE 52 PER DEDICATION RECORDED JANUARY 13, 1933 IN KENDALL COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 09-13-200-002

COMMONLY KNOWN AS: 195 US Highway 52, Minooka, IL 60447

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes that accrued, but not yet due and payable.
2. Rights, if any, of public and quasi-public utilities in the Land as disclosed by underground telephone lines, utility poles, gas main, and overhead electric lines as show on Survey number 404-1931-as prepared by Ruettiger, Toelli & Associates, Inc. dated September 20, 2004.
3. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
4. Rights of the public, the State of Illinois, County of Kendall and the municipality in and to that part of the Land, if any, taken or used for road purposes, including that portion thereof falling within the public highway known as Route 69 running along the Southerly line and Southeasterly corner of the Land as same was originally constituted by instrument of dedication recorded January 12, 1933 in Book 86 Deeds, Page 44.
5. Easement in favor of the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property with warning siren, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document No. 81-4692, affecting the West Line of the Land.
6. No right of way dedication was found for County Line Road per the notes on the Plat of Survey Prepared by Ruettiger, Tonelli & Associates, Inc. dated September 20, 2004



Debbie Gillette

Kendall County Clerk & Recorder

STATE OF ILLINOIS

COUNTY OF KENDALL

Donald W. Burke, JR., being duly sworn on oath, states that affiant owns 195 US Highway 52, Minooka, IL 60447 And further states that: (please check the appropriate box)

- A. ☐ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or
- B. ☒ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)
1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
 7. Conveyances made to correct descriptions in prior conveyances;
 8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
 9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
 10. The conveyance is of land described in the same manner as title was taken by grantor(s).

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


SUBSCRIBED AND SWORN BEFORE ME

This 21st day of December, 2018

D.W. Burke & Associates, LLC


Signature of Notary Public

By: Donald W. Burke, Jr., Manager

By: 
Kody L. Lake, Attorney-in-fact



Unofficial

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Hansel Ridge, LLC
 Address 7502 E Hansel Rd
 City Channahon State IL Zip 60410
2. Nature of Benefit Sought _____
3. Nature of Applicant: (Please check one)
☐ Natural Person
☒ Corporation
☐ Land Trust/Trustee
☐ Trust/Trustee
☐ Partnership
☐ Joint Venture
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
Limitd Liability Company
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

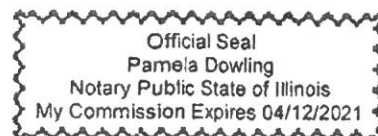
NAME	ADDRESS	INTEREST
<u>John Dollinger</u>	[REDACTED]	<u>50% Member</u>
<u>Edward Dollinger</u>	[REDACTED]	<u>50% Member</u>
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
Theresa Dollinger, [REDACTED]

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

Subscribed and sworn to before me this 27th day of September, A.D. 2019

(seal)

[REDACTED]
Notary Public



KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Goprobball, LLC
 Address 24317 W 143rd Street
 City Plainfield State IL Zip 60544
2. Nature of Benefit Sought run baseball/soccer facility
3. Nature of Applicant: (Please check one)
☐ Natural Person
☒ Corporation /LLC
☐ Land Trust/Trustee
☐ Trust/Trustee
☐ Partnership
☐ Joint Venture
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
<u>Jason Shelley</u>	[REDACTED]	<u>85%</u>
<u>James Maffeo</u>	[REDACTED]	<u>15%</u>

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

Jason Shelley

[REDACTED]

9-26-19

VERIFICATION

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

Subscribed and sworn to before me this 26th day of September, A.D. 2019

(seal)



[REDACTED]
Notary Public

LAW OFFICES
OF

Daniel J. Kramer

1107A SOUTH BRIDGE STREET
YORKVILLE, ILLINOIS 60560
(630) 553-9500
Fax: (630) 553-5764

DANIEL J. KRAMER

KELLY A. HELLAND
D.J. KRAMER

September 26, 2019

Kendall County SWCD
Attn: Megan
7775A Route 47
Yorkville, IL 60560

Re: GoProball, LLC Zoning & Special Use Application

Dear Megan:

Enclosed please find KCSWCD Application for NRI Report and Zoning/Special Use Drawing. A check in the amount of \$627.00 made payable to the Kendall County SWCD. If you need any additional information please feel free to contact me.

Very truly yours,

A large black rectangular redaction box covering the signature area.

Daniel J. Kramer
Attorney at Law

DJK/cth

Enclosures



**Kendall County Soil & Water
Conservation District**

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



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Goprobail, LLC

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone Number: [REDACTED]

Email: [REDACTED]

Contact Person: Attorney Daniel J. Kramer

1107A S. Bridge Street

Yorkville, IL 60560

(630) 553-9500

dkramer@dankramerlaw.com

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

Site Location & Proposed Use

Township Name Seward Township 35 N, Range 8 E, Section(s) 13

Parcel Index Number(s) part of 09-13-200-002

Project or Subdivision Name Goprobail Number of Acres 18.75

Current Use of Site agricultural Proposed Use baseball & soccer fields

Proposed Number of Lots 2 Proposed Number of Structures 2

Proposed Water Supply well Proposed type of Wastewater Treatment septic

Proposed type of Storm Water Management detention pond

Type of Request

☒ Change in Zoning from A-1 to See attached

☐ Variance (Please describe fully on separate page)

☐ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: Kendall County Planning, Building, and Zoning

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

☒ Plat of Survey/Site Plan – showing location, legal description and property measurements

☒ Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.

☒ If available: topography map, field tile map, copy of soil boring and/or wetland studies

☒ NRI fee (Please make checks payable to Kendall County SWCD)

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

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

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

Fee for first five acres and under \$ 375.00

14 Additional Acres at \$18.00 each \$ 252.00

Total NRI Fee \$ 627.00

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

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

[Signature]
Petitioner or Authorized Agent

9-26-19
Date

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

FOR OFFICE USE ONLY

NRI# _____ Date initially rec'd _____ Date all rec'd _____ Board Meeting _____

Fee Due \$ _____ Fee Paid \$ _____ Check # _____ Over/Under Payment _____ Refund Due _____

The West Rear half (8.6902 acres) of the property from A-1 to B-4 Commercial Recreation

The East front half (8.6092 acres) of the property from A-1 to B-3 Highway Business District
and Special Use for indoor/outdoor storage 9.0C.16 and 24

GO PRO BASEBALL ACADEMY, INC
24317 W 143RD ST
PLAINFIELD, IL 60544

PAY
TO THE
ORDER OF

Kindall County Treasurer

\$ 500.00

DOLLARS

BMO Harris Bank
BMO Harris Bank N.A.
Chicago, Illinois

FOR

Young Apple

DATE

9-26-19

GO PRO BASEBALL ACADEMY, INC
24317 W 143RD ST
PLAINFIELD, IL 60544

PAY
TO THE
ORDER OF

KCSWCB

\$ 627.00

DOLLARS

BMO Harris Bank
BMO Harris Bank N.A.
Chicago, Illinois

FOR

for and with

DATE

9-26-19



Applicant: Goprobball, LLC
Contact: Attorney Daniel J. Kramer
Address: 1107A South Bridge St
 Yorkville, IL 60560

Project: GoProbball
Address: County Line Road, Shorewood

IDNR Project Number: 2003132
Date: 09/25/2019

Description: Indoor/Outdoor facility for baseball and soccer fields

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation 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. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:
 35N, 8E, 13



IL Department of Natural Resources

Contact

Adam Rawe
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction

Kendall County Planning, Building, and Zoning
 Matt Asselmeier
 111 W Fox Street
 Yorkville, Illinois 60560

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

IDNR Project Number: 2003132

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

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

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

IDNR Project Number: 2003132

**EcoCAT Receipt****Project Code** 2003132**APPLICANT****DATE**

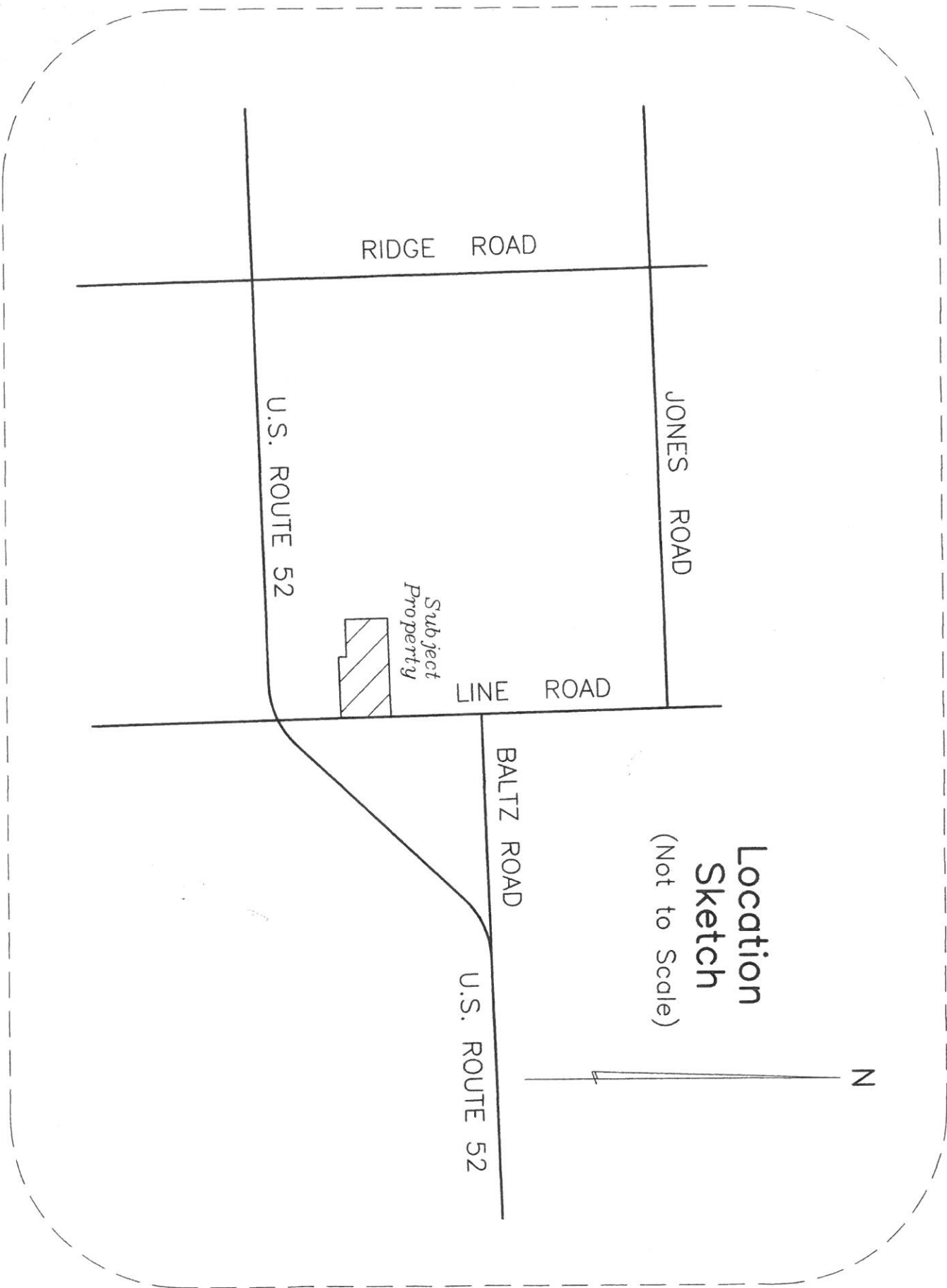
Goprobball, LLC
 Attorney Daniel J. Kramer
 1107A South Bridge St
 Yorkville, IL 60560

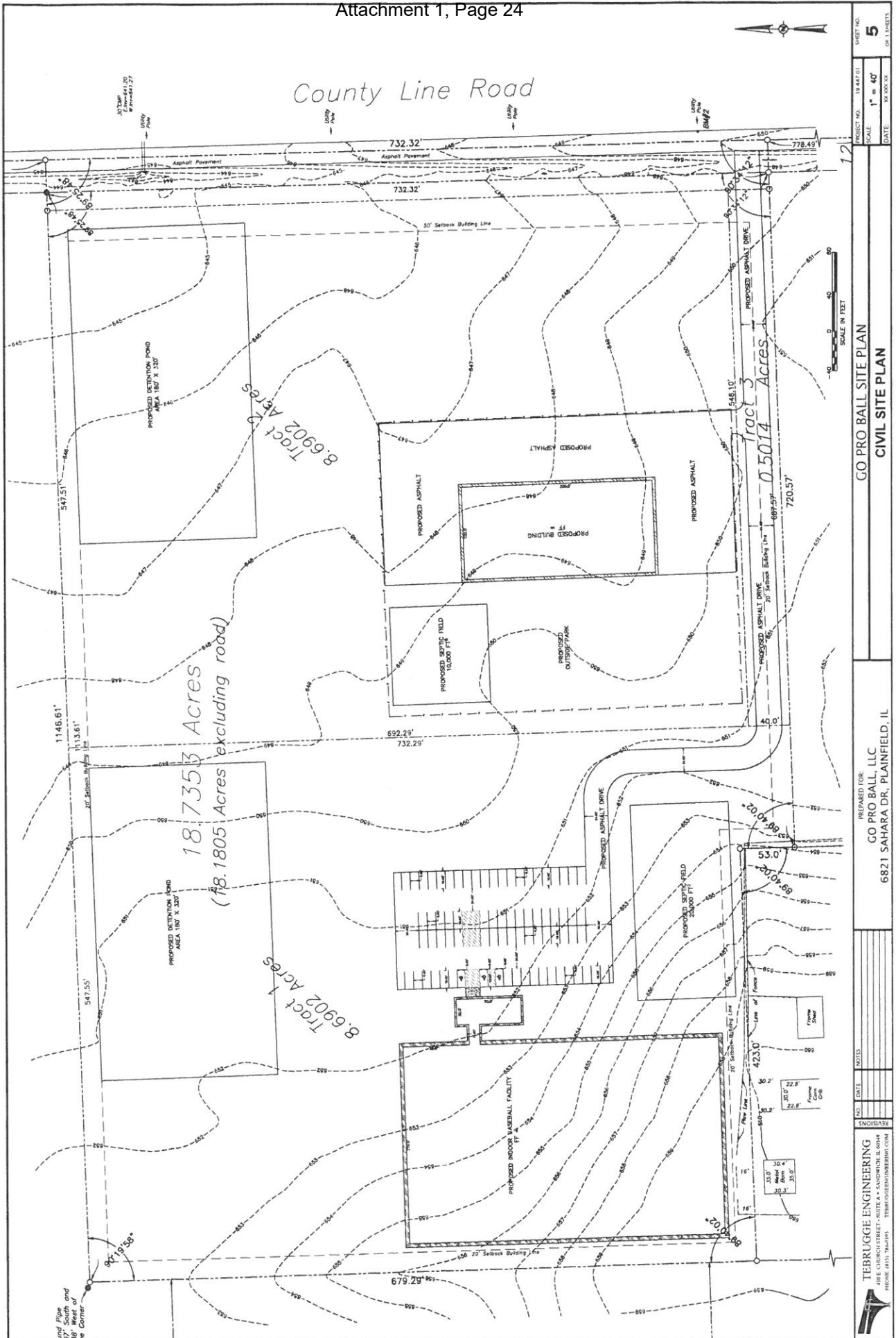
9/25/2019

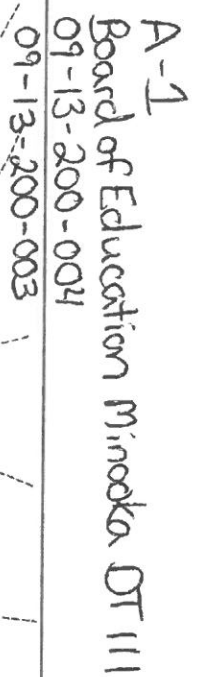
DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	\$ 125.00	\$ 2.81	\$ 127.81

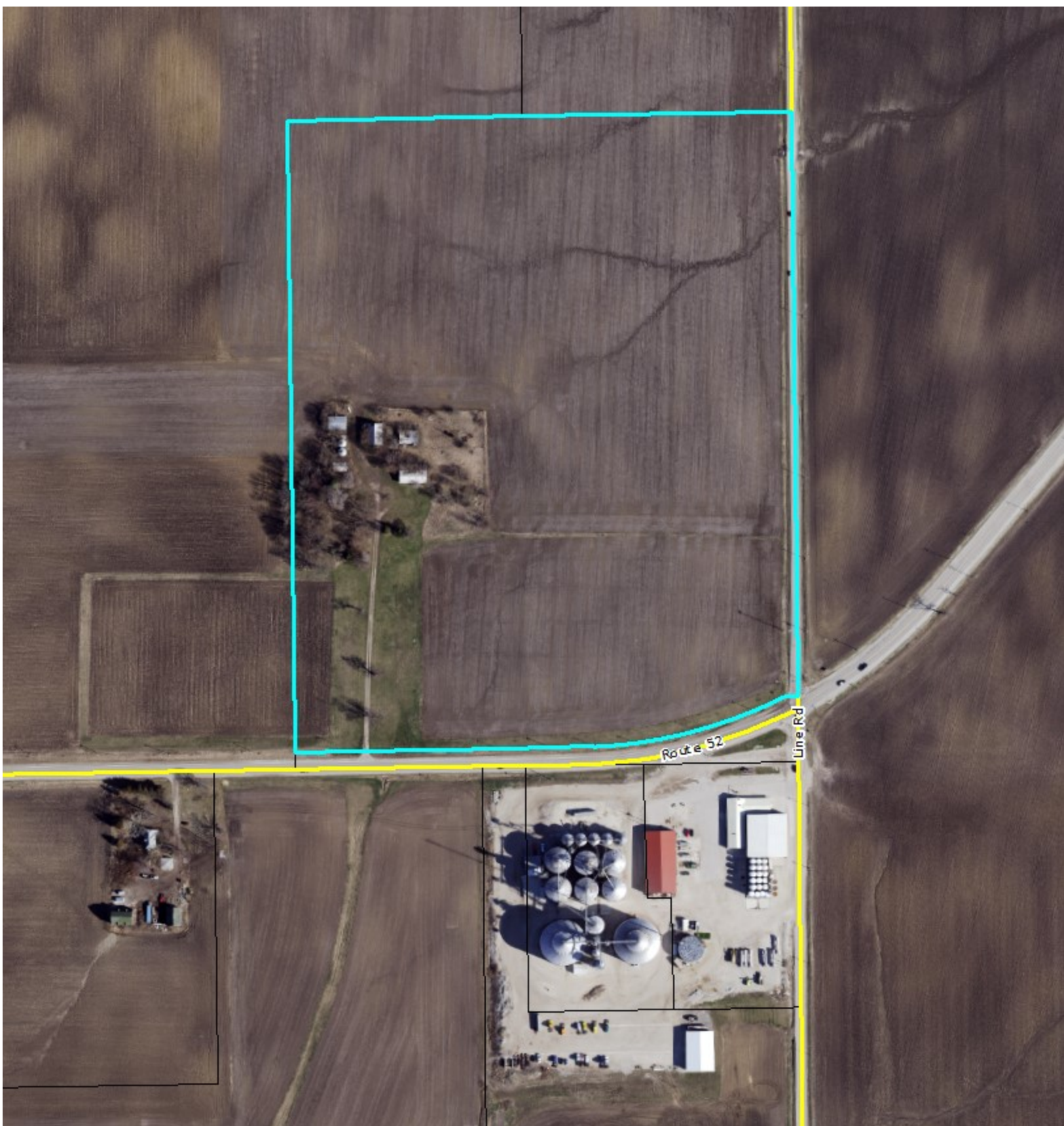
TOTAL PAID \$ 127.81

Illinois Department of Natural Resources
 One Natural Resources Way
 Springfield, IL 62702
 217-785-5500
dnr.ecocat@illinois.gov











10/10/2019 10:25



10/10/2019 10:25



10/10/2019 10:26



10/10/2019 10:26



10/10/2019 10:25

Matt Asselmeier

From: andrew doyle <adoyle@troyfpd.com>
Sent: Thursday, October 10, 2019 1:29 PM
To: Matt Asselmeier
Subject: [External]RE: 195 Route 52 Question

Mr. Asselmeier,

Thank you for reaching out to our department regarding the rezoning change for 195 Route 52. We currently do not have any concerns regarding the proposed changes.

Thank you,
Andy

Andrew Doyle

Andrew Doyle, Fire Chief
Troy Fire Protection District
700 Cottage St.
Shorewood, IL 60404
815-725-2149 Main Line
815-651-2102 Direct Line
815-725-0772 Fax Line
815-791-0391 Cell Phone
www.troyfirepd.com



CONFIDENTIALITY NOTICE: THE MATERIAL ENCLOSED WITH THIS TRANSMITTAL AND ANY ATTACHMENTS ARE PRIVATE AND CONFIDENTIAL AND ARE THE PROPERTY OF THE SENDER. THE INFORMATION MAY BE PRIVILEGED AND IS INTENDED FOR THE USE OF THE INDIVIDUAL(S) OR ENTITY(IES) TO WHOM IT IS DIRECTED. IF YOU ARE NOT THE INTENDED RECIPIENT, BE ADVISED THAT ANY UNAUTHORIZED DISCLOSURE, COPYING, DISTRIBUTION OR THE TAKING OF ACTION IN RELIANCE ON THE CONTENTS OF THIS TRANSMITTAL IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS INFORMATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY REPLYING TO THE SENDER AND DELETING THIS COPY FROM YOUR SYSTEM

From: Matt Asselmeier [mailto:masselmeier@co.kendall.il.us]
Sent: Thursday, October 10, 2019 12:36 PM
To: andrew doyle
Subject: 195 Route 52 Question

Chief Doyle:

Kendall County received a request to change its Future Land Use Map for the northern portion of 195 Route 52 (PIN 09-13-200-002) from Public Institutional to Commercial. The property owner also wants to rezone the property from A-1 Agricultural to B-3 Highway Business District with a special use permit for indoor/outdoor storage and B-4 Commercial Recreation District to construct an indoor athletic facility.

Does the Troy Fire Protection District have any general concerns about this type of proposal?

I am at the initial phase of reviewing this application and will send you more information as I proceed with my review.

Thanks,

Matthew H. Asselmeier, AICP
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

--

This email was Malware checked by UTM 9. <http://www.sophos.com>



KENDALL COUNTY HEALTH DEPARTMENT

811 W. John Street, Yorkville, IL 60560-9249 630/553-9100 Administration Fax 630/553-9605



Public Health
Prevent. Promote. Protect.

November 27, 2019

RE: Proposed Development with Private Onsite Wastewater Disposal Systems
RE: PIN # 09-13-200-002

To Whom it May Concern,

A preliminary planning meeting was held today, November 27, 2019, with Dan Kramer, Ted McCannon, and myself, Lauren Belville, to discuss preliminary design plans for the onsite wastewater disposal systems needed to service the two proposed facilities, namely the proposed Go Pro Baseball Academy and the proposed Storage Facility, to be included in the development of this parcel 09-13-200-002.

After reviewing and discussing the preliminary design plans for the onsite wastewater treatment systems, at this current time we do not have any objections or restrictions as to the use of private onsite wastewater disposal systems as a means for sewage disposal for these proposed facilities. Formal design review will occur at a later date after formal permit application and required plans are submitted.

If you have any questions or concerns regarding this matter please contact me directly at 630-553-8054.

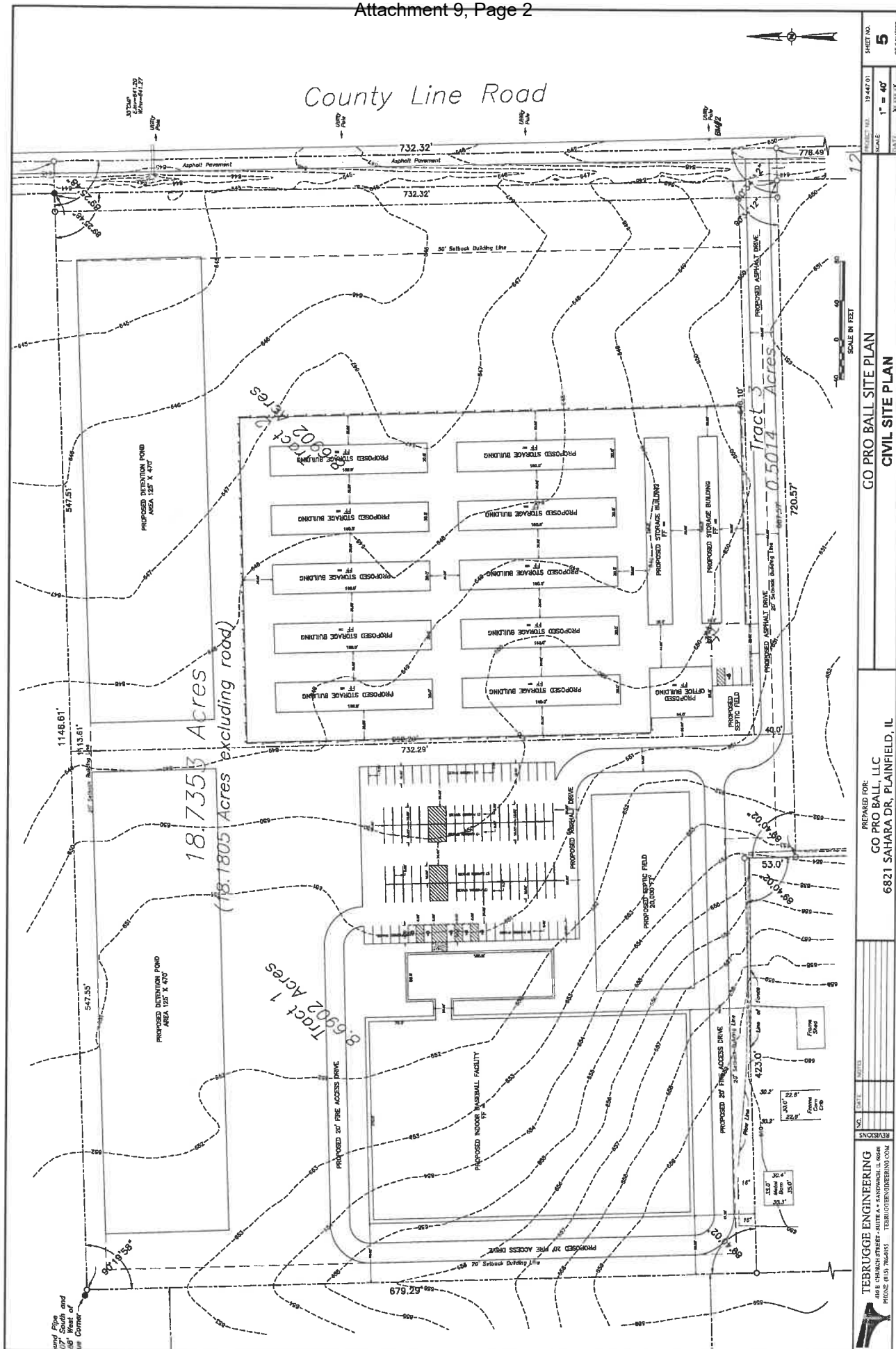
Sincerely,

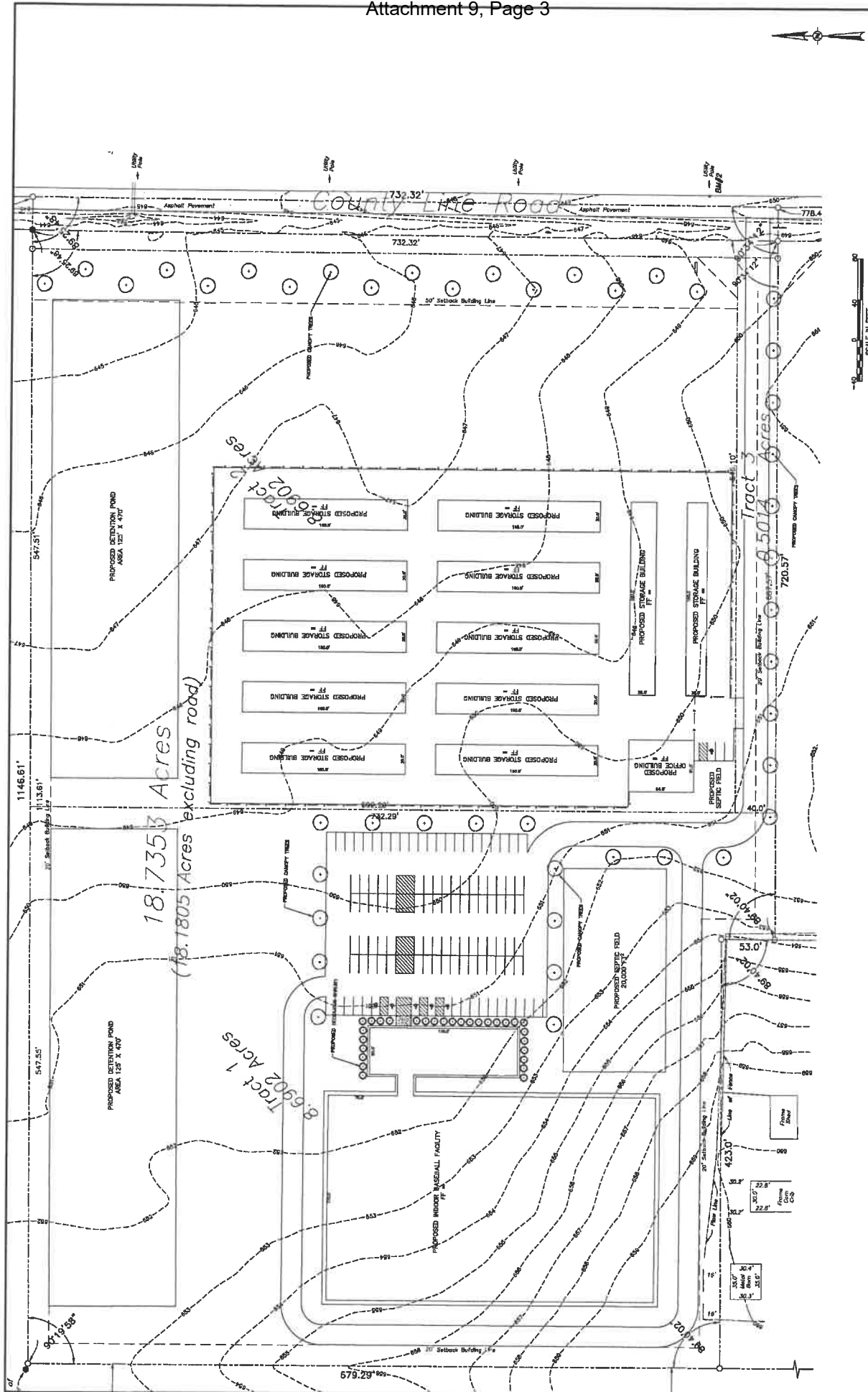
Lauren Belville, LEHP
Well & Septic Program Coordinator
Environmental Health Services
Kendall County Health Department

Kendall County Location
811 West John Street
Yorkville, Illinois 60560
630/553-9100 Fax 630/553-9605

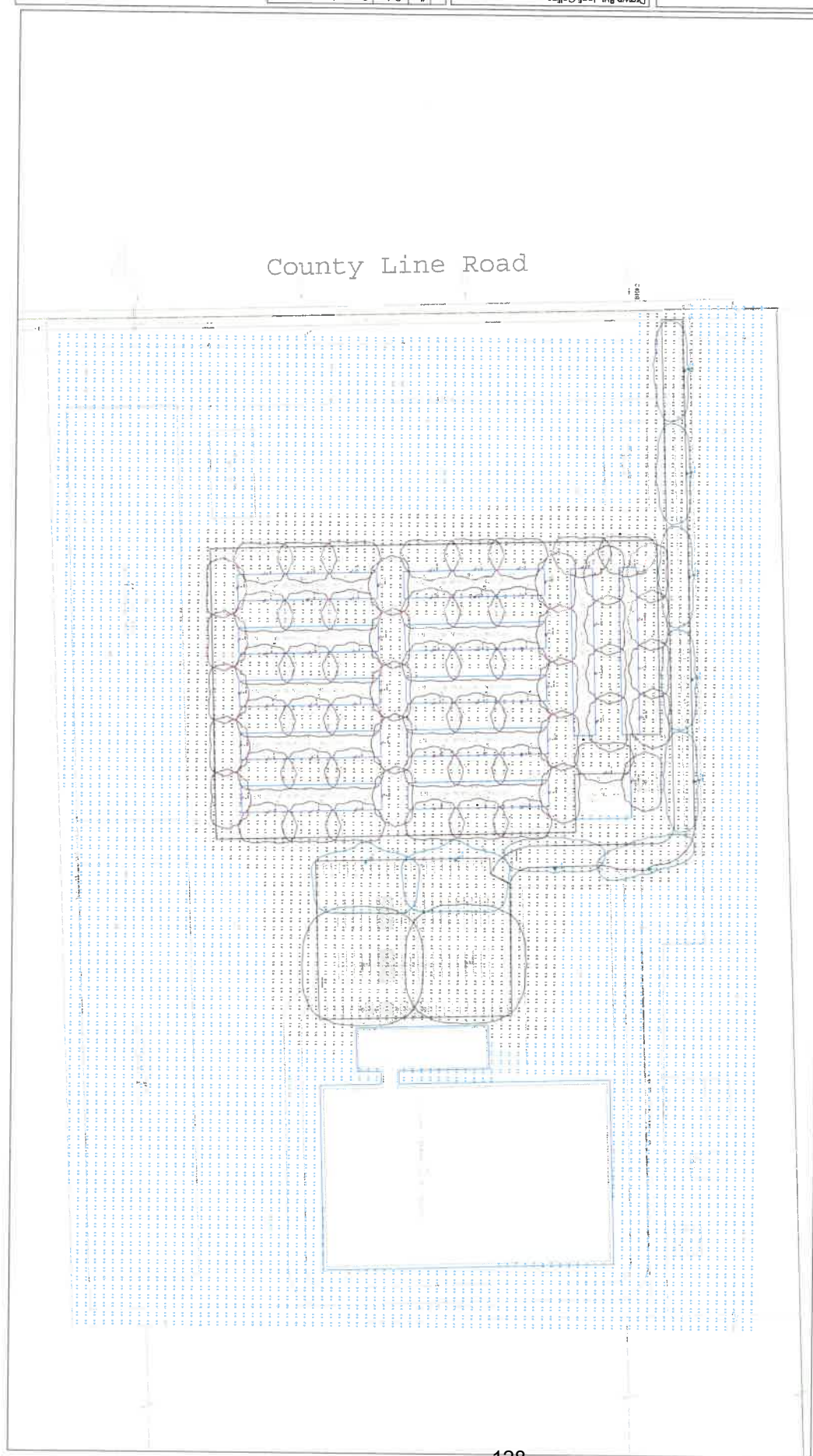


Grundy County Location
1802 N. Division St., Rm. 602
Morris, Illinois 60450
815/941-3262 Fax 815/942-3925





TERRUGGE ENGINEERING 40 E. CHURCH STREET - SUITE 200 PHONE: (815) 784-1155 TERRUGGEENGINEERING.COM	PREPARED FOR: GO PRO BALL, LLC 6821 SAHARA DR, PLAINFIELD, IL	GO PRO BALL SITE PLAN LANDSCAPE PLAN	
		PROJECT NO.: 18-447-01 SCALE: 1" = 40' DATE: 03/02/20	SHEET NO.: 1 OF 1 SHEET

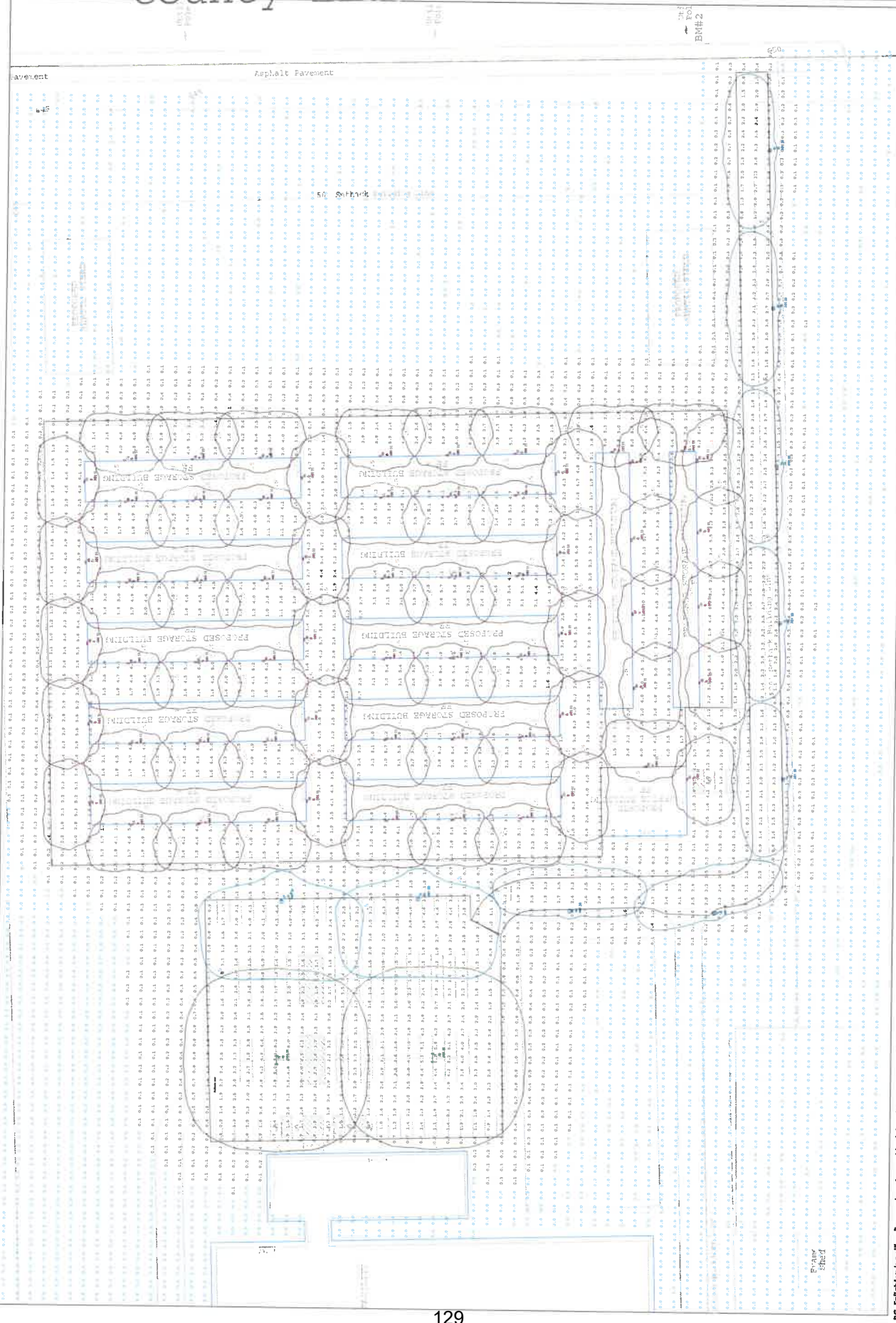


Luminaire Schedules - Part Numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.										
Symbol	Qty	Tag	Label	Arrangement	Arr. Lum.	Lum. Lumens	Arr. Waits	UF	Description	Manufacturer
	2	A1	RAR-3201-165-4K7-4W	SINGLE	2	1688	153.6	0.900	RAR-3201-165-4K7-4W	HUBBELL OUTDOOR
	2	A2	RAR-3201-165-4K7-50W	2 x 100° SCORRES	21976	43952	307.2	0.900	RAR-3201-165-4K7-50W	HUBBELL OUTDOOR
	7	A3	RAR-2-3201-10-4K7-3-BC	SINGLE	9000	9000	105	0.900	RAR-2-3201-10-4K7-3-BC	HUBBELL OUTDOOR
	63	B	LNC3-24IK-105-4	SINGLE	7402	7402	828	0.900	LNC3-24IK-105-4	HUBBELL OUTDOOR

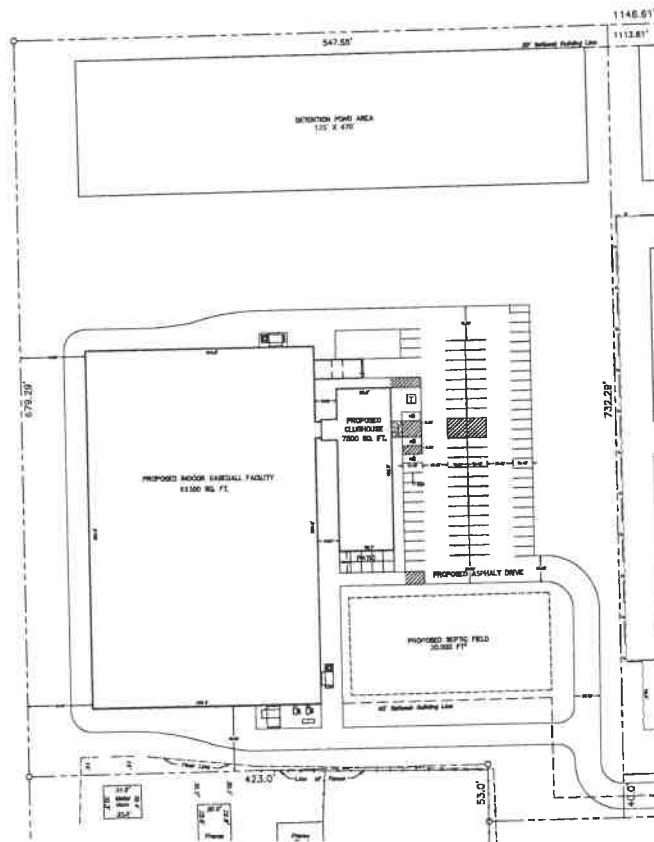
Calculation Summary							
Label	Codetype	Units	Avg	Max	Min	Avg /Min	Distribution
PROPERTY PLANT	Illuminance	Fc	0.5	7.1	0.3	19.6	READINGS @ GRADE
ENTRY DRIVE	Illuminance	Fc	2.19	3.7	0.3	12.6	READINGS @ GRADE
PARKING LOT	Illuminance	Fc	2.58	6.3	0.5	12.6	READINGS @ GRADE
STORAGE AREA	Illuminance	Fc	2.99	7.1	0.3	9.93	READINGS @ GRADE

Parking Lot Design Guide		Basic conditions (for type of parking)	Basic physical conditions (in consideration of parking security & vandalism)	Basic security (frequency of parking for public & special)	High security (frequency of parking for public & special)
Minimum bollards (measured on parking surface by measuring from any object)	2,00-2	basic	500-9,5	10-201,5	30-6-40 0,5-6-40
Minimum bollards (measured on parking surface by measuring from any object)	20-1	20-1	15-1	18-1	30-6-40 0,5-6-40
Minimum bollards (measured on parking surface by measuring from any object)	1,00-1	1,00-1	2,0-3,25	6-6-40 0,5-6-40	30-6-40 0,5-6-40

G-Enlighten is neither licensed nor insured to determine code compliance. Code compliance review by others.



Luminaire Location Summary									
Unit	Qty	Label	X	Y	Z	Orient	TH		
1	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
2	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
3	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
4	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
5	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
6	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
7	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
8	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
9	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
10	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
11	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
12	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
13	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
14	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
15	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
16	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
17	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
18	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
19	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
20	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
21	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
22	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
23	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
24	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
25	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
26	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
27	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
28	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
29	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
30	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
31	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
32	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
33	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
34	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
35	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
36	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
37	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
38	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
39	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
40	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
41	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
42	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
43	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
44	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
45	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
46	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
47	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
48	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
49	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
50	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
51	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
52	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
53	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
54	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
55	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
56	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
57	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
58	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
59	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
60	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
61	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
62	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
63	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
64	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
65	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
66	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
67	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
68	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
69	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
70	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
71	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
72	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
73	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		
74	1	UNC3-244K-105-4	1024.476	1145.501	11	180	0		



PROPOSED SITE PLAN

SCALE: 1" = 40'-0"



arete design studio.
architectural • planning • design
7800 West 50th Street, Suite 100
Chicago, IL 60648
773.464.7200
www.arete.com

NEW FACILITY
FOR:

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

CONCEPT
BUILDING &
SITE PLAN

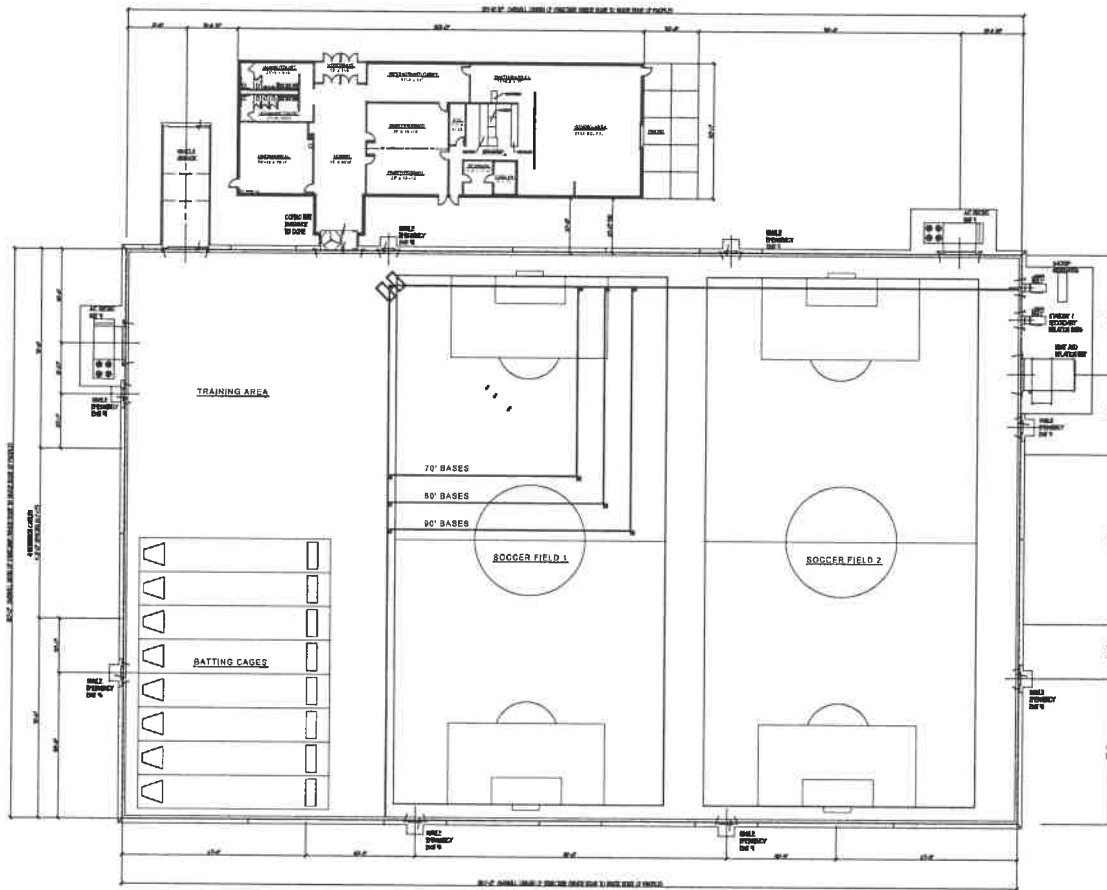
OWNER:

**GO PRO SPORTS
ACADEMY**
24317 143RD ST.
PLAINFIELD, IL

SP-1

PROJECT #: 18066
DATE: 10-24-18
REVISIONS:
SCALE: AS NOTED

COPYRIGHT 2018
arete design studio, llc
ALL RIGHTS RESERVED



FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 16 32 48



arete design studio
architecture • planning • design
1201 West 12th Street, Suite 200
Chicago, IL 60605

NEW FACILITY
FOR:

GO PRO BASEBALL
NW CORNER
COUNTY LINE
RD, NEAR RTE
52
KENDALL
COUNTY, IL

CONCEPT
BUILDING &
SITE PLAN

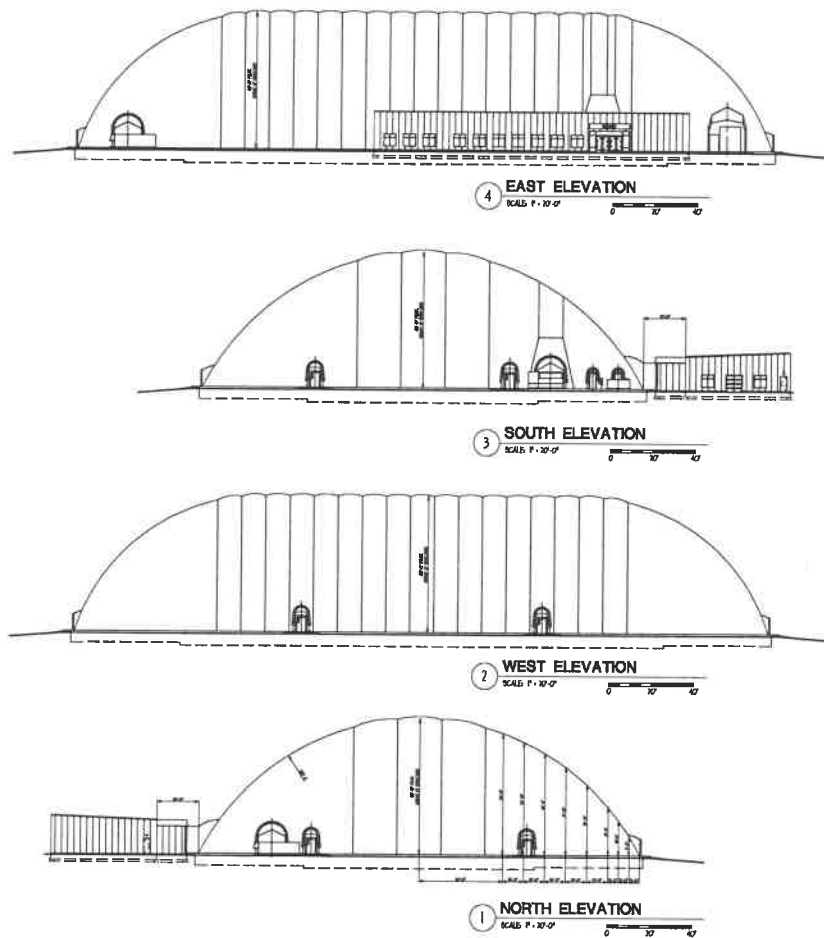
OWNER:

GO PRO SPORTS
ACADEMY
24317 143RD St.
PLAINFIELD, IL

FP-1

PROJECT #: 10058
DATE: 10-24-19
REVISIONS:
SCALE: AS NOTED

©COPYRIGHT 2019
arete design studio, Inc.
ALL RIGHTS RESERVED



arete design studio.
architecture • planning • design
18001 West 100th Street, Suite 100, Mokena, Illinois 60450
616.441.7330 aretedesign.com

NEW FACILITY
FOR:

GO PRO
BASEBALL
NW CORNER
COUNTY LINE
RD, NEAR RTE
52
KENDALL
COUNTY, IL

CONCEPT
BUILDING &
SITE PLAN

OWNER:

GO PRO SPORTS
ACADEMY
24317 143RD St
PLAINFIELD, IL

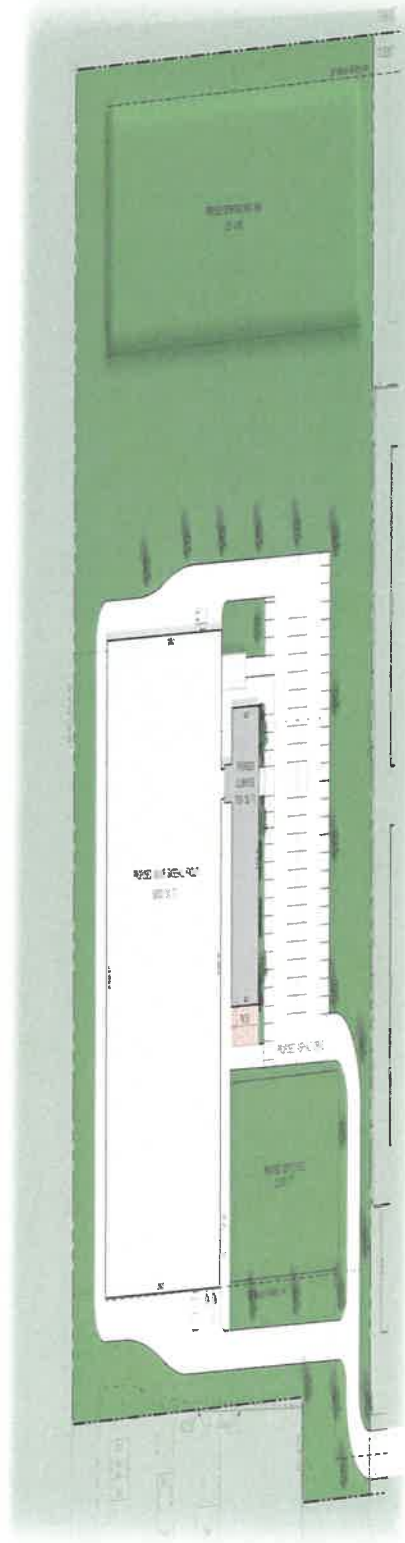
EL-1

PROJECT #: 19066
DATE: 10-24-19
REVISIONS:
SCALE: AS NOTED
©2019/10/27/2019
arete design studio llc
ALL RIGHTS RESERVED









crd design studio
2100 N. 1st St. #200
Chicago, IL 60610
Tel: 312.321.1234
Fax: 312.321.1235
www.crdstudio.com

NEW FACILITY
FOR

GO PRO
BASEBALL

NW CORNER
COUNTY LINE
RD. NEAR RTE
52

KENDALL
COUNTY, IL

CONCEPT
BUILDING &
SITE PLAN

OWNER

GO PRO SPORTS
ACADEMY
24317 143RD ST.
PLAINFIELD, IL

SP-1



SEWARD TOWNSHIP PLAN COMMISSION MINUTES

JANUARY 14, 2020

The Seward Township Plan Commission met on January 14, 2020 at 6:00 p.m. . Members present included Rob Lombardo, Jessica Nelsen, Eleanor Beutel and Suzanne Casey. Daniel Dugan was absent. Following the pledge to the flag, Chairman Lombard initiated discussion of the two proposals for the evening.

The first presentation was by Michael Cook of Cook Engineering representing the proposal for a Veterinary Clinic/Doggy Daycare on 6.99 acres at the Northeast corner of Bell Road and Ridge Road. The Developer was not present. Grading and drainage, signage and the construction of the buildings was all presented, with clarifying questions asked. A discussion of the traffic on Ridge Road followed, and the corner in question being one that experiences heavy traffic coming north from Minooka. The explanation was that only individuals would be coming and going, and not large numbers of people at one time. Additionally, members questioned the septic and well components of the project, and the explanation of the detailed Department of Public Health review that would be executed at the time of construction seemed to satisfy members present. When questioned as to why this location was selected, it did not appear that it was for business reasons, but rather land available for purchase in an area that seemed desirable for such a business.

In summary, the committee felt that if the grading plans, signage, and construction, landscaping and traffic flow were all considered by the developer, the plan would be an appropriate addition to the township. The motion to approve was made by Jessica, and seconded by Eleanor. Motion to approve carried.

The next proposal for consideration, the construction of a Sports Dome, as well as several storage units, was presented by Daniel Kramer on behalf of the developer, who was not present. Numerous questions were raised by the committee and by public members present. Drainage, septic and well, and landscaping were all presented and questioned. Considerable discussion occurred relative to the storage units, their location, and road access in and out of that facility. Two community members/residents who reside directly next to and across the street from the proposed project were present and expressed concerns. It was the committee's understanding from the presenter, Mr. Kramer, that given the traffic patterns in this congested area, and the expectation for continued growth, there would be road access/widening at the entrance into the storage facility/dome, and a parking lot area that could be expanded into restaurant or other gathering options for individuals coming to the sport dome in the future. This would lessen the potential for congestion/accidents at the entrance off County Line. Additionally, it was clarified that the land being purchased was not from the School District but from the Dollinger family. The Sports Dome would, however, be located adjacent to school district property, and potentially a school in the future. There was less concern expressed for

-2-

the Sports Dome, than for the construction of several storage units. Again, the question was raised as to why this land was selected for the development, and the answer was essentially that it was for sale and in a geographic area close to Shorewood. After lengthy discussion, a motion to approve was made by Jessica Nelson and seconded by Rob Lombardo. Motion carried.

It should be noted that in both presentations, discussion was had regarding the traffic congestion in this area, and the impact of establishing such businesses in areas where traffic/congestion/accidents are already an issue. The committee was advised that traffic management by either County or State follows growth build-out, and until the area grows, and emerging traffic patterns produce a need for road re-routing, traffic lights, etc. will not be considered. For some members, traffic and accidents still remained a concern.

The meeting adjourned at 7:15 p.m.

Minutes submitted by Suzanne Casey

January 15, 2020

STATE OF ILLINOIS
Kendall County
Town of Seward

The Board of Trustees met at the office of the Town Clerk at Seward Town Hall on January 14, 2020.

Present:

Mrs. Jean Homerding, Supervisor
Ms Sharleen Smith, Clerk
Mr. Tom Fleming, Trustee
Mr. Dan Roberts, Trustee
Mr. Jim Martin, Trustee
Mrs. Anne Vickery, Road Commissioner
Mr. Phil Chaney, Trustee

Jean Homerding, Chairperson and Sharleen Smith, Clerk conducted the following business.

The Seward Township January 14, 2020 meeting was called to order at 7:40 p.m. All Trustees were present and there were 6 visitors. After the Pledge of Allegiance, the minutes of the December meeting were read. A motion to approve the minutes was made by Jim Martin and seconded by Tom Fleming. All in favor motion carried. Balances in all funds were reviewed and reported. An itemized list is attached. The following are the balances of the township funds Corporate Fund \$439,530.75, Road and Bridge \$936,523.69, Hard Road \$657,597.49, Special Bridge \$838,562.69, and General Assistance \$6,384.33.

Phil Chaney made a motion to approve the Corporate Fund bills in the amount of \$8,611.37. Jim Martin seconded all members voting, Aye and the motion carried.

Motion to approve the bills in the Road and Bridge Fund in the amount \$27,458.49 was made by Tom Fleming and seconded by Dan Roberts. All members voting Aye, motion carried.

Motion to approve the bills in the Hard Road Fund in the amount \$2,107.69 was made by Jim Martin and seconded by Phil Chaney. All members voting Aye, motion carried.

Correspondence: We received a "thank you" from Joliet Hospice for our donation.

Old Business: none

In new business: There was some discussion about the 2 new businesses applying for a special use permit. Since most of the Trustees were at the Planning Commission meeting, much of their concerns were voiced and reflected in those minutes. However, of special note, for both the Doggy Day Care and Clinic and also the Go pro facility and storage units, it was noted that flooding can be an issue even with the creating of retention ponds. It was asked if the companies had checked out the tiles that were already in the fields and how they were going to impact the new facilities. Both claimed that the retention ponds and sewers would handle the drainage issues. It is still a major concern for the trustees. Also the traffic pattern on Rte 52 for the Go pro facility is a huge concern. This is a terrible intersection now. It was asked if IDOT is involved in a traffic study. Mr Kramer, the lawyer for Go pro said he is trying to get them involved but says that is not his concern, that is an IDOT issue. Again there is strong concern about the safety of Kendall County residents with the added traffic at that intersection. Mr. Kramer stated that they would encourage people to use Baltz Road but that just moves the danger up to around the curve. Dan Roberts made a motion to approve both projects which was the recommendation of the Planning Committee with **STRONG CONCERNS** regarding the drainage issues and the traffic issues. Tom Fleming seconded, all in favor, motion carried.

Tom Fleming discussed possibilities about helping Grundy County and/or Kendall County PADS. No decision was made.

The Tax Abatement Form was presented. This will be the last one as the building is paid off. Dan Roberts made a motion to accept with Tom Fleming seconding. All in favor, motion carried.

In public comments, Officer Kallas of the Kendall County Sheriff's Department stated that there were 32 service calls and 25 traffic stops. He also thanked the Road Commissioner and her staff for the help with the fatal accident on O'Brien and Sherril.

With no further business, a motion to adjourn was made Dan Roberts and seconded by Jim Martin. All members voted Aye, motion carried. Meeting adjourned at 8:10 p.m.

Our next scheduled meeting is February 11, 2020 at 7:30pm

Attest

Sharleen Smith/ Clerk

Matt Asselmeier

From: Engel_Natalie <nengel@vil.shorewood.il.us>
Sent: Monday, January 6, 2020 5:29 PM
To: Matt Asselmeier
Cc: Chrisse_Kelley
Subject: [External]ZPAC Meeting

Hi Matt,

Happy New Year!

Kelley and I will not be able to attend tomorrow's ZPAC meeting but wanted to provide some comments regarding the projects within 1 ½ miles of Shorewood's boundaries.

Petitions 19-37, 19-38 and 19-39

We met with Dan Kramer to discuss the projects. We provided some feedback and suggestions regarding the site layout and zoning uses. He was open to our comments and agreed to carry them back to his clients.

They will be submitting applications to the Village and we hope to bring forward their proposals for discussion at our February 5, 2020 Planning and Zoning Commission meeting. I will touch base with you when we have applications and a staff report.

Petition 19-47

Our main concerns regarding the Doggy Day Care project are about noise impacts on the neighbors. We are comfortable that you are addressing these concerns so we defer to you on this project. When the site and engineering plans are available, please have the applicants send over a copy to Shorewood so that we can determine whether they trigger our Subdivision and Development Ordinance.

Thank you Matt! Please let us know if you have any questions or need any information from us.

Natalie Engel, AICP

Village Planner



Village of Shorewood

One Towne Center Blvd | Shorewood, IL 60404
815.553.2314

--

This email was Malware checked by UTM 9. <http://www.sophos.com>

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
November 5, 2019**

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

Present:

Megan Andrews – Soil and Water Conservation District
Matt Asselmeier – PBZ Department
Meagan Briganti – GIS
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Matthew Prochaska – PBZ Committee Chair
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department

Audience:

Ruben Hernandez, John Tebrugge, Dan Kramer, Anne Vickery, and Natalie Engel

AGENDA

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

MINUTES

Ms. Andrews made a motion, seconded by Mr. Rybski, to approve the October 1, 2019, meeting minutes by correcting the date of approval of the previous minutes from September 30 to September 3. With a voice vote of all ayes, the motion carried unanimously.

PETITIONS

Petition 19-36 Ruben Hernandez on Behalf of Majey Concrete, Inc.

Mr. Asselmeier summarized the request.

Majey Concrete, Inc. is requesting permission to construct pads for vehicles and equipment on lots 6-10 of Light Road Industrial Park. The proposed parking lots consist of one hundred thirty-four (134) parking stalls of varying depths. The parking lots would be asphalt shavings with three (3) concrete paved access points off of Commerce Road.

If approved, the Petitioner would like to start construction and operations at the property as soon as possible.

This proposal is similar to a site plan approved earlier in 2019 for Lots 1-5 of the Light Road Industrial Park.

The property is approximately five point five (5.5) acres in size and is zoned M-1.

The Future Land Use Map calls for the property to be Mixed Use Business.

Light Road is a Township maintained Collector Road. Commerce Road is a Local Road maintained by Oswego Township. The Village of Oswego has a trail proposed along Light Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are railroad, industrial, and agricultural to the north, Comed ROW to the south and east, and railroad and agriculture to the west. The adjacent zonings are M-1 to the north, east, and west and A-1 to the south. The Land Resource Management Plan calls for Mixed Use Business, Railroad, and Comed ROW in the vicinity. Zonings within one half (1/2) mile include A-1, R-6, R-7, R-7 SU, B-2, and M-1 in the County, M-2 in Montgomery, and R-1, R-2, and M-2 in Oswego.

EcoCat was submitted and found the Iowa Darter in the area, but no adverse impacts were anticipated.

An NRI was not required.

Information was sent to Oswego Township, Bristol Township, Oswego Fire Protection District, the Village of Montgomery, and the Village of Oswego. The Oswego Fire Protection District had no comments because no structures were planned and the Knox Box information would be provided.

WBK requested the following information:

1. Submit stormwater calculations that document the percent impervious is consistent with original / approved design, overflow routes continue to have capacity as per original design, tributary area to each basin is per original design, emergency overflow routes from each basin are not impeded and the volume changes as a result of proposed grading are defined in a stage storage table.
2. Record drawing of the revised basin grading will be required to verify stage storage requirements.
3. Sheet 3 – Filter baskets shall be used at all inlets. Filter fabric is not allowed and reference to it shall be removed. Add filter baskets at all inlets within the limits and adjacent to the project. Please depict these specifically on the plan.
4. Sheet 5 – Remove the proposed light pole from the north drainage swale.
5. Sheet 5 – Provide proposed elevations at the perimeter of the grindings to assure drainage patterns are clear and constructed properly.
6. Sheet 5 – Provide proposed elevation for all curb including where depressions are proposed.

The proposed 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. No structures are planned for the site. A stormwater permit will be required prior to the issuance of any permits. Existing stormwater detention ponds are located to the southwest and west of Lots 8 and 9 and to the northeast of Lot 10.

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 is maintained by Oswego Township.

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 final approval by the County.

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 the uses are 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. Ten (10) lights, twenty feet (20') in height are 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.

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

1. The site shall be developed substantial in conformance with the submitted engineering plans (Attachment 3). The specific location of parking pads shall be the discretion of the property owner, provided their locations meet the requirements of the Kendall County Zoning Ordinance.
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. The site plan may be slightly modified to address the concerns of WBK's letter dated October 26, 2019.
3. The property owner shall supply the Kendall County Dispatch Office with the code for property's Knox Box.
4. The property owner shall erect and maintain signage directing trucks not to use Dolores Street.

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the site plan with conditions proposed by Staff.

Ayes (7): Andrews, Asselmeier, Briganti, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (3): Chismark, Guritz, and Holdiman

The motion passed.

Petitions 19-37, -38, and -39 John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelley on Behalf of Goprobball, LLC, and James and Denise Maffeo

Mr. Asselmeier summarized the request and stated that the three (3) requests impacted the same property.

Hansel Ridge, LLC would like to reclassify the northern eighteen point seven (18.7) acres of 195 Route 52 from Public/Institutional to Commercial. They would then like to sell the northwestern nine point one nine (9.19) acres to Goprobball, LLC to be for use as an athletic facility which requires a map amendment from A-1 to B-4 Commercial
ZPAC Meeting Minutes 11.5.19

Recreation District. The northeastern eight point six-nine (8.69) acres would then be sold to James and Denise Maffeo for use as an indoor/outdoor storage facility which requires a map amendment from A-1 to B-3 Highway Business District and special use permits for indoor and outdoor storage. The larger property is forty (40) acres in size.

County Line Road is a Township Road classified as an Arterial.

There are no trails or floodplains or wetlands on the subject property.

The adjacent land uses are agricultural with a fertilizer and grain operation at the southwest corner of Route 52 and County Line Road. The adjacent zonings and zonings within one half (1/2) mile are A-1 or A-1 SU. The Kendall County Land Resource Management Plan calls for the property to the north and south to be Public/Institution and Suburban Residential. The property to the west is classified as Suburban Residential. The Will County Land Resource Management Plan calls for the property to the east to be Suburban Development. The Village of Shorewood's Comprehensive Plan calls for this property to be Commercial and Government/Institutional. Minooka School District 111 owns the property to the north and west and plans to use that property for educational purposes.

There is an A-1 SU to the north for a church and an A-1 SU to the west which is probably an airstrip. There is also a request for a special use permit for a landscaping business at 276 Route 52.

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

The EcoCat was submitted and consultation was terminated.

The NRI application was submitted on September 26, 2019.

Information was sent to Seward Township, the Village of Shorewood, and the Troy Fire Protection District. The Troy Fire Protection District had no objections to the proposal.

With regards to the Goprobball map amendment portion of the request, Goprobball, LLC provided a business plan which stated they would have between twenty (20) and forty (40) part-time employees with no more than four (4) to six (6) employees onsite. They have fifteen (15) existing travel baseball teams and hope to expand to twenty-five (25) teams within the next five (5) years. They would also like to use the facility to attract other sports including girls soccer and softball. They would have a concession area and rehabilitation services would be provided onsite. The proposed hours of operation are between 8:00 a.m. and midnight. The proposed facility is approximately sixty-nine thousand, three hundred (69,300) square feet and will have a parking area to the east.

Any new structures would require applicable building permits.

The property will access County Line Road. County Line Road has an eighty thousand (80,000) pound weight restriction. Depending on the uses, additional right-of-way could be necessary for turn lanes.

No new odors are foreseen, but the site plan of future commercial activities on the site should be examined to address odors.

The parking lot will have lights. Security lighting will be installed. Commercial establishments could have additional lights and illuminated signage on the building and associated with monument signage. The site plan of commercial establishments should be evaluated to address lighting.

Any fencing or buffering should be evaluated as part of the site plan review process.

The site plan shows two detention ponds. Development on the site would require stormwater management permits.

Electricity is nearby. New well and septic information would have to be evaluated as part of the building permit process.

Map amendments cannot be conditioned, but the Petitioner would need to obtain site plan approval before commencing construction.

With regards to the Maffeo map amendment and special use permits, they plan to purchase the property from Goprobball, LLC.

Mr. and Mrs. Maffeo would like to construct one (1) sixty foot by forty-five foot by sixteen foot (60'X45'X16') metal storage and office building and twelve (12) two hundred foot by thirty foot (200'X30') metal storage warehouses. The office building will contain offices, restrooms, and inside storage for vehicles. The facility will be used for general storage uses; no illegal or flammable materials will be stored or distributed out of the facility. No other active businesses will be operated out of the storage facility. The renderings of the office building and other storage buildings were provided.

If approved, development of the site will occur in two phases. Phase I will commence in Summer 2020 and consists of the metal storage and office building, five (5) of the metal storage buildings, and the paved parking area. The five (5) buildings in the southern row will be constructed first. Phase II will commence in Spring 2023 and will consist of the remain metal storage buildings, the six foot (6') privacy fence, and dumpsters.

A two hundred forty-five foot by three hundred foot (245'X300') paved storage area was identified in the business plan. The outdoor storage area would be placed where the Phase II structures are planned. The outdoor storage area would be removed upon construction the Phase II structures.

Mr. and Mrs. Maffeo anticipate employing between one (1) and five (5) part-time employees. One (1) employee would be for maintenance and the remaining employees would staff the office on a shift-basis to ensure that at least one (1) employee was onsite during business hours.

Access to the facility would be twenty-four (24) hours via access through the security gate. Hours of operation are 7:00 a.m. until 7:00 p.m. daily.

All structures constructed on the site will require building and occupancy permits.

The proposed facilities would be served by well and septic.

Staff would like comments from the Kendall County Health Department regarding the proposed restroom facilities at the property and any other public health concerns.

The site plan shows a proposed one hundred twenty-five feet by four hundred seventy foot (125'X470') stormwater detention pond on the property. No information was provided regarding the depth of the pond. The pond is proposed to be landscaped, but no information regarding landscaping was provided.

The development will require a stormwater management permit.

Staff would like comments from WBK regarding any stormwater related concerns.

The property fronts County Line Road.

Staff would like comments from the Kendall County Highway Department, Kendall County Sheriff's Department, and Seward Township regarding any concerns about having vehicles entering and leaving County Line Road at this location as well as increased traffic at this location.

The site plan shows three (3) parking spaces, including one (1) handicapped accessible parking space.

While the Troy Fire Protection District previously submitted comments on this proposal, Staff would like to make sure that neither the Troy Fire Protection District nor the Kendall County Sheriff's Department have concerns regarding emergency equipment access the facility.

Based on the submitted lighting plan, there will be lights on all of the buildings and lights between buildings. The total number of lights on buildings appears to be sixty-three (63) with eleven (11) additional lights throughout the property. None of the lighting will leave the site.

The Petitioners indicated that lit signage will be placed near County Line Road. No specific location or size dimensions were provided.

Access to the storage area will be through a gate with a key pad. No information was provided regarding the dimensions of the gate.

Some of the lighting will be for security purposes and security cameras will be provided.

The proposal calls for six foot (6') privacy fence around the perimeter of the property. The Petitioners' Attorney indicated that the fence will be installed as part of Phase I.

The landscaping plan calls for several canopy trees along the eastern and southern portions of the site. No information was provided regarding the trees.

Little noise is anticipated from the proposed operations.

Dumpsters will be provided onsite. No information was provided regarding the location of dumpsters.

If approved, this would be the second active special use permit for a storage facility on non A-1 zoned property in unincorporated Kendall County.

Unlike map amendments, special use permits can be conditioned.

Before issuing a recommendation, Staff would like comments from ZPAC members, the Village of Shorewood, Seward Township, and Troy Fire Protection District.

Anne Vickery, Seward Township Highway Commissioner, stated that the Township was willing to work with the Petitioner and Kendall County Highway Department to address concerns regarding increased traffic and safety in the area of the subject property.

Natalie Engel, Village of Shorewood, stated that Shorewood's plans call for the area to be commercial with residential surrounding the property. She felt that the entertainment use was compatible with commercial uses. She felt that the proposed storage uses were more industrial in nature. The Village would like to meet with the Petitioner and go over how the proposed uses meet with the Village Comprehensive Plan.

Mr. Klaas stated that he had not heard of any planned road improvements at County Line Road and Route 52. Ms. Engel expressed concerns regarding safety at County Line and Route 52. Ms. Vickery would work closely with everyone involved to address safety concerns at County Line and Route 52.

Ms. Andrews noted that she is working on the NRI Report. The application to the Soil and Water Conservation District included information on both the athletic facility and storage uses.

Mr. Rybski asked about concession at the athletic facility. Dan Kramer, Attorney for the Petitioners, stated that they hoped to have the soil information and septic design available at the December ZPAC meeting. Mr. Kramer stated that concessions are planned at the property. The athletic facility will have separate septic facilities from the storage facility. The property drains to the northeast of the property. Mr. Kramer said they were considering one (1) large wet bottom pond instead of two (2) as shown on the current plans. A dry hydrant will be installed in the pond.

Mr. Kramer offered to provide a traffic study to address safety concerns on the adjacent roads.

Mr. Rybski noted the state of soils in that portion of the County in relation to septic systems. He noted that the septic area for the storage facility seems small and it could be expensive to place a septic system in the space shown on the site plan. He suggested more space for the septic system or relocating the septic system to another location on the property.

Mr. Rybski noted that the well will be a non-community well for the athletic facility. The well for the storage facility should not meet the usage requirements for a non-community well.

Mr. Rybski noted that a well was sealed on the farm to the south and there is likely a septic tank somewhere in the area of the sealed well. That septic tank needs an abandonment permit.

Discussion occurred regarding Joliet sewer and water. Ms. Engel responded that Shorewood could serve the property with water and Joliet sometimes provides sewer service to areas inside Shorewood.

Mr. Kramer stated that they hoped to have the septic information ready for the December ZPAC and the engineer will start the stormwater permit process. Mr. Kramer has a meeting scheduled with the Village of Shorewood and was open to having a meeting with the Kendall County Highway Department and Seward Township Road District. Mr. Rybski suggested that Mr. Kramer also meet with the Kendall County Health Department regarding well and septic placement.

Mr. Klaas noted that Seward Township probably would request a right-of-way dedication along County Line Road, at least fifty feet (50') from centerline with the possibility of a utility and drainage easement.

Mr. Kramer requested to wait with all hearings until January 2020.

Without objection, Petition 19-37, 19-38, and 19-39 will be laid over until the December ZPAC meeting.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Ms. Andrews made a motion, seconded by Mr. Langston, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:44 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Enc.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
January 7, 2020 – Unapproved Meeting Minutes**

PBZ Chairman Matthew Prochaska called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Matthew Prochaska – PBZ Committee Chair
Aaron Rybski – Health Department

Absent:

Megan Andrews – Soil and Water Conservation District
Greg Chismark – WBK Engineering, LLC

Audience:

Anne Vickery, Dan Kramer, Mike Cook, and Ron Smrz

AGENDA

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

MINUTES

Mr. Guritz made a motion, seconded by Commander Langston, to approve the November 5, 2019, meeting minutes. With a voice vote of all ayes, the motion carried unanimously.

PETITIONS

Petition 19-34 Ronald Smrz on Behalf of the Ronald Smrz Trust

Mr. Asselmeier stated that the changes from the last time the Petitioner appeared at ZPAC were that the site had been reduced to space for fifty-one (51) parking stalls, the new hours of operation would be from 6:00 a.m. until 9:00 p.m., six (6) new light poles would be installed, seven (7) evergreens would be planted southeast of the parking area, and the Petitioner would monitor the site for motor vehicle related leaks and remove the contaminated gravel.

Mr. Asselmeier asked Mr. Smrz how he would control the parking area in relation to the hours of operation. Mr. Smrz indicated that the lock for the gate would have a timer.

A stormwater permit will be required, if the special use permit is approved.

Commander Langston asked about access for first responders to the gated area. Mr. Smrz said that he would give a passcode to the Sheriff and local fire protection district.

No offices and no restroom facilities would be onsite.

Mr. Klaas made a motion, seconded by Mr. Rybski, to recommend approval of the proposal.

Ayes (8):	Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0):	None
Present (0):	None
Absent (2):	Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-37 John Dollinger on Behalf of Hansel Ridge, LLC

Dan Kramer, Attorney for the Petitioner, explained his client was purchasing approximately eight (18) acres for the athletic facility and indoor and outdoor storage facility. East of the proposed storage facility, approximately three point five (3.5) acres would be left vacant for future commercial development.

Mr. Kramer felt that the proposed uses would complement educational uses and retail uses.

Mr. Kramer acknowledged the traffic concerns at the intersection of Route 52 and County Line Road. The busy time for the athletic facility would be between the end of October and the beginning of spring. Games would occur the entire weekend. The Petitioners would like to start construction in the spring and be fully operational by fall. A traffic study was forthcoming. He believed that it would be difficult to have a left-turn lane going north. Traffic could be directed down Baltz Road. A view corridor could be considered.

Mr. Asselmeier read an email from the Village of Shorewood. The proposal will be reviewed at the Shorewood Planning Commission meeting in February 2020.

Mr. Rybski made a motion, seconded by Ms. Briganti, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-38 John Dollinger on Behalf of Hansel Ridge, LLC and Jason Shelley on Behalf of Goprobball, LLC

Mr. Kramer explained the structure of the domed athletic facility.

Mr. Kramer believed that the proposed use will work well with the adjacent school property and nearby residential developments.

Approximately eight (8) fastball teams train at the company's existing facility and nine (9) additional teams are planned to be added at this proposed facility.

Ms. Vickery asked the square footage of the dome. Mr. Kramer said that the dome is approximately eighty thousand (80,000) square feet.

The final size of the detention pond has not been determined; it will be wet-bottomed.

A pre-annexation agreement with Shorewood is under consideration. A Chatham annexation was not desired.

Mr. Rybski requested that Mr. Kramer consider the septic needs of future commercial businesses that could locate on the property.

Mr. Kramer noted that Shorewood wanted the special use only on the storage portion of the property and that the property be subdivided to separate the storage use from the rest of the property.

Mr. Klaas made a motion, seconded by Mr. Guritz, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-39 John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelley on Behalf of Goprobball, LLC, and James and Denise Maffeo

Mr. Kramer noted discussions with Shorewood for a plat of the site.

Mr. Kramer noted the private road at the south end of the site with a utility easement for future utility extensions.

The Petitioners agreed to do a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road. Ten feet (10') inside the right-of-way dedication would be available for utilities.

Shorewood requested that some of the fence be removed and replaced with buildings rearing County Line Road. The site plan will be revised to reflect this request.

The landscaping plan and signage plan needs more definition.

Mr. Kramer requested that the Petition advance to the Planning Commission and he will provide updated plans.

Mr. Klaas made a motion, seconded by Mr. Guritz, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-47 Deb Chow on Behalf of Jade Restorations, Inc. and D. Howard on Behalf of Bullmastiff Construction Company, LTD

Mr. Asselmeier summarized the request.

Jade Restorations, Inc. is working with Bullmastiff Construction Company to construct a kennel and veterinary clinic at the subject property. At this time, Jade Restorations, Inc. has no plans to sell the subject property.

The application material site plan, landscaping plan, photometric plan, and proposed building information were provided.

The property is approximately twenty (20) acres in size, but the special use portion would cover approximately eight point five (8.5) acres.

The future land use is commercial.

Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector. Minooka has a trail planned along Ridge Road. Shorewood has a trail planned along Bell Road.

The adjacent land uses are agricultural in all directions with a farmstead and landscaping business to the west.

The adjacent zoning are A-1 and A-1 SU. There is R-1 zoning within one half (1/2) mile to the east. There are twelve (12) homes located within one half (1/2) mile of the subject property. The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special use to the west is for a landscaping business.

The EcoCat was submitted on December 5, 2019, and consultation was terminated.

The NRI application was submitted on December 18, 2019.

Seward Township was emailed information on December 31, 2019.

The Minooka Fire Protection District was emailed information on December 31, 2019, and they wanted the Petitioner to be aware of the new kennel regulations regarding staffing and sprinkling.

The Village of Shorewood was emailed information on December 31, 2019. They expressed concerns regarding noise, but were comfortable with the County addressing those concerns.

The Village of Minooka was emailed information on December 31, 2019.

According to the information provided to the County, the Petitioners plan to offer veterinary services, pet daycare, boarding, and grooming services. The proposed hours of operation for both uses will be Monday through Friday from 6:00 a.m. until 7:00 p.m. The kennel will employ between fifteen and thirty (15-30) people per day and the veterinary will be employ between fifteen and twenty (15-20) people per day. The kennel will be staffed at all times. Grooming services will be provided as needed. Overlap in employees will occur. The maximum number of animals planned for the kennel forty (40). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset.

As noted in the site plan, the Petitioners plan to construct an approximately eighteen thousand (18,000) square foot building facing south towards Bell Road. The proposed location of the building on the property was placed in accordance to the setback requirements of the Kendall County Zoning Ordinance.

Elevations of the building and rendering of the site were provided.

As noted in building diagram, the building shall consist of waiting areas for grooming and exams, eight (8) exam rooms, a treatment room with pharmacy area, two (2) surgery rooms, an X-ray room, a recovery room, two (2) isolation rooms, a doctor's room, a staff room, a janitorial room, a cat boarding room, three (3) bathrooms, a laundry area, a grooming area, a store, a storage area, a groom kennel, two (2) play areas, a pool, and a boarding kennel area. The building is planned to be slightly over twenty-three feet (23') tall at its highest point and made of metal.

Two (2) approximately twelve thousand (12,000) square foot outdoor play areas are planned on both sides of the kennel wing of the building. A six foot (6') tall cedar fence would be located around the outdoor play area.

Building and Occupancy Permits will be required for the new building.

The site plan shows one (1) raised septic field west of the building and parking lot and one (1) raised septic field south of the parking lot. The proposed well would be located east of the building.

The site plan shows two (2) wet detention ponds on the north side of the subject property. A dual-phase restricted stormwater detention outlet is planned to discharge stormwater at the northwest corner of the site into ditches along the east side of Ridge Road.

If the special use permit is approved, the Petitioners would need to secure a stormwater management permit from Kendall County.

The property fronts Bell Road and two (2) points of ingress/egress are planned from Bell Road.

The Petitioners plan to dedicate right-of-way for a depth of fifty feet (50') along the entire Bell Road frontage of the property and a depth of seventy-five feet (75') along the entire Ridge Road side of the property.

The Petitioners propose to install a fifty-two (52) stall parking lot to the south and east of the building. Three (3) of the spaces would be handicapped accessible.

The Petitioners plan to install six (6) lights along the driveway and in the parking lot. The lights will be LED and on poles a maximum twenty feet (20') in height. There will be an additional eight (8) building mounted lights at various locations around the exterior of the building. Lighting information can be found on the photometric plan.

The Petitioners plan to have one (1) monument sign along Bell Road and one (1) monument sign along Ridge Road. Both signs are planned to be four feet by eight feet (4'X8') and a maximum of eight feet (8') in height. Neither sign will be illuminated.

Per the landscaping plan, the Petitioners plan to install thirty-eight (38) shade trees of various types, seventy-eight (78) evergreen trees of various types, sixty-eight (68) evergreen shrubs of various types, two hundred eighty-two (282) deciduous shrubs of various types, and one hundred fifteen (115) perennials of various types. In addition, a wet-to-mesic prairie seed mix is planned around the stormwater detention ponds.

Berms are planned along the west, east, and southeast corner of the property. An additional berm is planned south of the parking lot. The berms will vary in height from three feet (3') to seven feet (7').

A topsoil stockpile area is planned east of the parking lot.

Noise will be addressed with soundproofing of the building, the fence mentioned previously, the installation of trees and berms, and having the animals indoors by sunset.

The Petitioners plan to install a refuse enclosure at the northern end of the eastern parking lot. The screening shall be either of wood or masonry construction at least seven feet (7') in height. The Petitioners also indicated that they may screen the refuse area with a chain link fence and dense plantings.

If approved, this would be the sixth active special use permit for a kennel and second active special use for a veterinary establishment in unincorporated Kendall County.

Mr. Rybski asked about design engineering and soil analysis. Mr. Cook said that they have retained a septic engineer. Soil tests and percolation tests have not been completed. Mr. Rybski advised Mr. Cook of the requirement of a preliminary meeting with the Health Department regarding the septic system. Mr. Rybski advised Mr. Cook of the well monitoring requirements.

Mr. Klaas said that he was fine with the proposed right-of-way dedication.

Ms. Vickery said that she will review the Bell Road right-of-way dedication.

Mr. Holdiman advised Mr. Cook that the County adopted the 2018 versions of the International Codes.

Mr. Klaas asked if the building would have a basement. Mr. Cook said the building will be slab on grade.

Mr. Asselmeier asked if either business planned to have Saturday hours. Mr. Cook said that drop-offs and pick-ups would not occur on weekends. The clinic could have emergency hours on weekends.

Mr. Asselmeier asked when the landscaping will be installed. Mr. Cook said the landscaping timeline has not been determined. The goal is to open the business late in 2020 or early 2021.

Mr. Asselmeier asked about the frequency of refuse pick-up. Mr. Cook said that pick-up would occur a few times per week.

Mr. Klaas made a motion, seconded by Ms. Briganti, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Petition 19-26 regarding the landscaping business at 276 Route 52 was approved by the County Board.

Petition 19-31 regarding cannabis zoning regulations was approved by the County Board.

Petition 19-35 regarding a kennel at 3601 Plainfield Road was approved by the County Board.

OLD BUSINESS/NEW BUSINESS

Mr. Asselmeier noted that the Kendall County Regional Planning Commission's Annual Meeting will be Saturday, February 1st, at 9:00 a.m.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:50 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Encs.

**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
JANUARY 7, 2020**

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)
Dan Keenan 19-39, 38, + 39	1107 A S. Bridge St Goshville, IL	dkeenan@dkeenanlaw.com
MIKE COOK	26316 MAPLEVIEW PLAINFIELD	mcook@cookinggrip.com

Matt Asselmeier

From: Rodney Bradberry <rbradberry@minookafire.com>
Sent: Monday, January 6, 2020 1:41 PM
To: Matt Asselmeier
Subject: [External]FYI

Matt,

Just an FYI, I am sure you are aware of this; however, if not (see attachment) this location will be required staffed at all times or have a sprinkler system/fire alarm.

<https://www.chicagotribune.com/news/breaking/ct-kennel-fire-safety-law-20190807-ytkwawanybfmroj6hb32yps2pq-story.html>

Any questions please contact me.

Thanks.

Rodney Bradberry
Fire Inspector

Minooka Fire Protection Distric
7901 E. Minooka Rd.
Minooka IL 60447
Direct: 815-467-5637
Cell: 815-531-9967

--

This email was Malware checked by UTM 9. <http://www.sophos.com>

Matt Asselmeier

From: Engel_Natalie <nengel@vil.shorewood.il.us>
Sent: Monday, January 6, 2020 5:29 PM
To: Matt Asselmeier
Cc: Chrisse_Kelley
Subject: [External]ZPAC Meeting

Hi Matt,

Happy New Year!

Kelley and I will not be able to attend tomorrow's ZPAC meeting but wanted to provide some comments regarding the projects within 1 ½ miles of Shorewood's boundaries.

Petitions 19-37, 19-38 and 19-39

We met with Dan Kramer to discuss the projects. We provided some feedback and suggestions regarding the site layout and zoning uses. He was open to our comments and agreed to carry them back to his clients.

They will be submitting applications to the Village and we hope to bring forward their proposals for discussion at our February 5, 2020 Planning and Zoning Commission meeting. I will touch base with you when we have applications and a staff report.

Petition 19-47

Our main concerns regarding the Doggy Day Care project are about noise impacts on the neighbors. We are comfortable that you are addressing these concerns so we defer to you on this project.

When the site and engineering plans are available, please have the applicants send over a copy to Shorewood so that we can determine whether they trigger our Subdivision and Development Ordinance.

Thank you Matt! Please let us know if you have any questions or need any information from us.

Natalie Engel, AICP

Village Planner

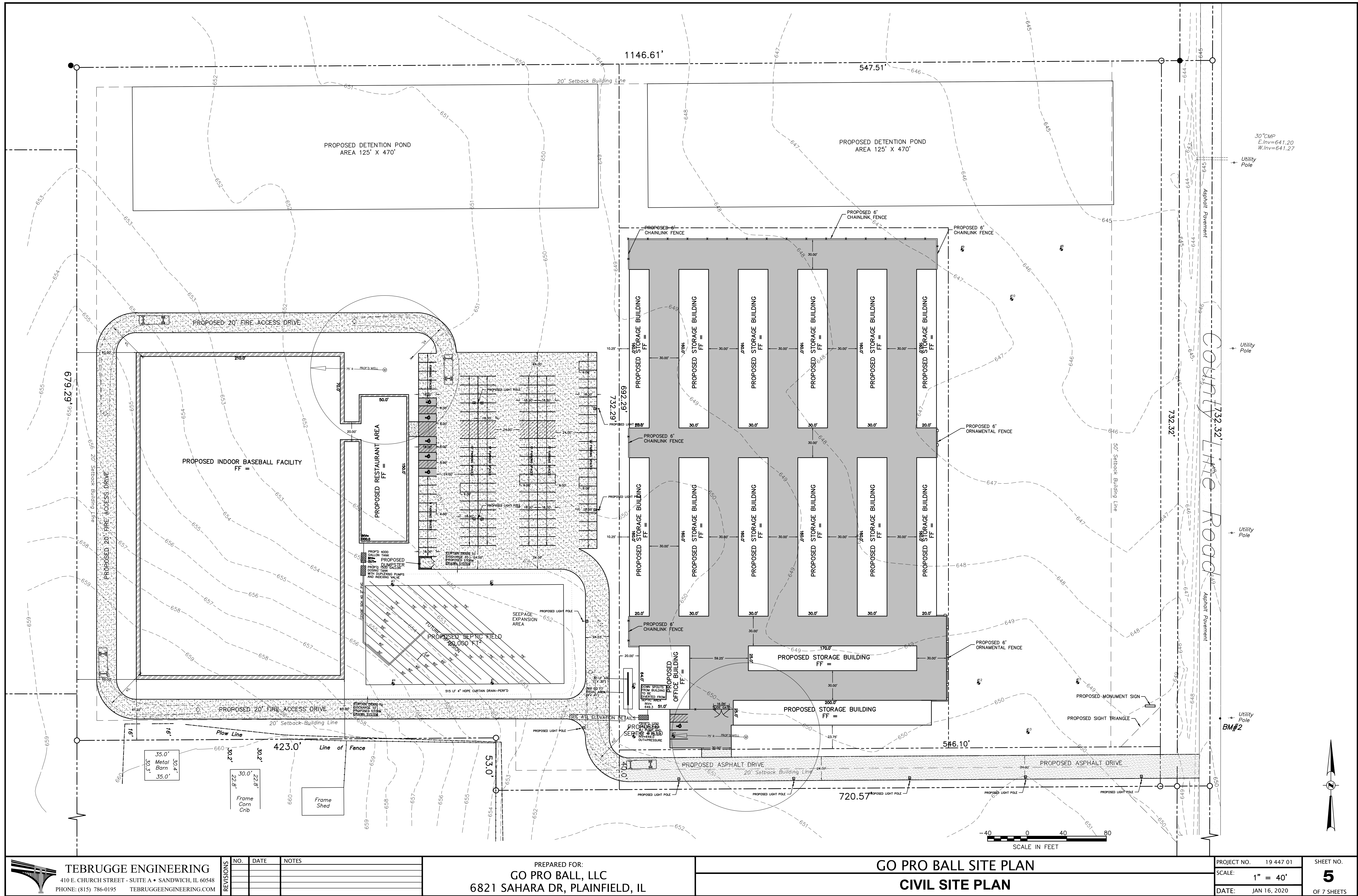


Village of Shorewood

One Towne Center Blvd | Shorewood, IL 60404
815.553.2314

--

This email was Malware checked by UTM 9. <http://www.sophos.com>



NO.	DATE	NOTES

Attachment 16, Page 1
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

*Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois*

Unapproved - Meeting Minutes of January 22, 2020 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:01 p.m.

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Bill Davis, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, and Claire Wilson

Members Absent: Karin McCarthy-Lange and Ruben Rodriguez

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Ron Smrz, Dan Kramer, Emily Hoffmann, Michael Cook, Deb Chow, Pat Colaric, Sylvia Torto, Mike Torto, Len Pfaff, Laurie Pfaff, Ron Zier, Zach, Morerod, and Kyle Breyne

APPROVAL OF AGENDA

Member Bledsoe made a motion, seconded by Member Casey, to approve the agenda. With a voice vote of seven (7) ayes, the motion carried.

APPROVAL OF MINUTES

Member Bledsoe made a motion, seconded by Member Davis, to approve the minutes of the October 23, 2019 meeting. With a voice vote of seven (7) ayes, the motion carried.

PUBLIC HEARING

19-37 John Dollinger on Behalf of Hansel Ridge, LLC

The Kendall County Regional Planning Commission started their review of this Petition at 7:02 p.m.

Mr. Asselmeier summarized the Petition.

Hansel Ridge, LLC would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately eighteen point seven more or less (18.7 +/-) acres located on the northern half of the property currently addressed as 195 Route 52. If approved, the Petitioner would like to rezone the property to allow an athletic facility and a storage business to be located on the property; both of these requests were submitted as separate petitions.

The application materials were provided. A map showing the property was provided; the northern portion of the property is the subject of this Petition.

The adjacent land uses were agricultural or agricultural related. The adjacent zonings were agricultural or agricultural with a special use permit. The Land Resource Management Plan calls for the area to be Suburban Residential and Public/Institutional. The zonings within one half (1/2) mile were agricultural or agricultural with a special use permit.

Pictures of the property were provided.

The property owner is not requesting a change in the Future Land Use Map for the southern twenty-one more or less (21 +/-) acres of their property. Their property will remain classified as Public/Institutional on the Future Land Use Map.

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

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

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

Petition information was sent to Seward Township on October 21, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding traffic congestion and the potential for increased vehicular accidents. Discussion also occurred regarding drainage. The property's proximity to Shorewood and its location were the reasons for seeking the change to the Land Resource Management Plan and for the requested map amendments and special use permits. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting are included were provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting were provided.

Petition information was sent to the Village of Shorewood on October 21, 2019. The Village of Shorewood submitted an email on January 6, 2020, stating that they were in discussions with the Petitioner and would have further review at the Village's February 5th Planning and Zoning Commission meeting. This email was provided.

The Troy Fire Protection District has no objections to commercial uses as this location.

ZPAC reviewed this proposal at their meetings on November 5, 2019, and January 7, 2020. At the November 5th meeting, discussion occurred regarding well and septic service at the site. The Petitioner agreed to a right-of-way dedication along the County Line Road frontage. At the January 7th meeting, the Petitioner provided updated septic information and updated traffic information. The final size of the detention pond had yet been determined. The Petitioner was working on a pre-annexation agreement with Shorewood that would allow the Village to annex the property when the property becomes contiguous to the Village. It was noted that the Village of Shorewood would like the special use to apply to only the storage portion of the property and that the acreage between the storage units and County Line Road be zoned business without a special use permit and that a formal subdivision occur. The Petitioner agreed to a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road including a ten foot (10') dedication for utilities. It was also noted that the Village of Shorewood requested the removal of some fencing and the reorientation of some of the storage buildings. It was noted that the landscaping plan and signage plan required more definition. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without objection; two (2) members were absent. The minutes of these meetings were provided.

The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional.

Will County gives deference to the Village of Shorewood. Will County favors suburban development, whether that be commercial or residential, in this area.

The subject property was originally planned to be a future school location. The southern portion of the subject property and the property immediately to the north of the subject property are both planned to be Public/Institutional. In addition, the property to the west and the property to the north are both owned by the Minooka School District 111. A school could still be placed in the area. Therefore, uses that support and that are not in conflict with educational related uses, including many commercial uses, could be placed on the subject property.

Because commercial uses require site plan approval, because the Village of Shorewood's Comprehensive Plan calls for this property to be Commercial, and because many commercial uses could be placed on the subject property that would complement education uses, Staff recommends approval of the requested change.

Chairman Ashton opened the public hearing at 7:10 p.m.

Member Davis asked if any of the farm buildings would be removed. Dan Kramer, Attorney for the Petitioner, responded no; the farm buildings are not located on the portion of the property under consideration for the map change.

Pat Colaric, County Line Road, requested clarification of the request. Mr. Asselmeier explained that the existing Future Land Use Map calls for this property to be Public/Institutional. The Petitioner would like to rezone the property to commercial uses. One (1) of the criteria used to evaluate the rezoning from agricultural to business was consistency with the Land Resource Management Plan. The Petitioner needs the Future Land Use Map changed in order to have the rezoning request be consistent with the Land Resource Management Plan. Chairman Ashton said that the zoning portion of the request will occur later in the meeting. Mr. Colaric was concerned about commercial uses in the area because of traffic concerns.

Member Hamman asked if Minooka School District had any input on the proposal. Mr. Asselmeier responded that Minooka School District owns the property to the west and to the north of the subject property. The School District still has plans to use their property for educational purposes. The School District was notified of the hearing.

Dan Kramer, Attorney for the Petitioner, testified that the southern portion of the property would not be sold as part of the requested rezoning. Mr. Kramer explained the types of sports teams that would use the athletic facility. The athletic facility would have an indoor baseball field. The School District favors the idea. This facility would be four (4) times bigger than the facility on Galena Road. Mr. Kramer requested approval of the amendment to the Land Resource Management Plan.

Chairman Ashton adjourned the public hearing at 7:16 p.m.

Member Nelson made a motion, seconded by Member Casey, to recommend approval of Petition 19-37.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Nays (0): None

Absent (2): McCarthy-Lange and Rodriguez

The motion carried. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

The Kendall County Regional Planning Commission concluded their review of Petition 19-37 at 7:17 p.m.

PETITIONS

19-34 Ronald Smrz on Behalf of the Bank of Lyon Trust

Mr. Asselmeier summarized the request.

Ron Smrz, on behalf of Bank of Lyon Trust, would like to establish a storage business for boats and RVs at the subject property. The application material and amended site plan were provided. The Petitioner updated the site plan in December to address stormwater management concerns.

The property was granted a special use permit for the retail sale of nursery stock through Ordinance 1985-10, a copy of which was provided. This proposal will not impact the existing special use permit.

The property is approximately seventeen (17) acres in size, but the special use area is approximately one (1) acre in size.

The current land use is agricultural. The future land use is rural residential. Route 71 is a State maintained highway and is considered a Scenic Route at the subject property. Yorkville has a trail planned along Route 71. There is a farmable wetland on the property consisting of approximately a tenth (0.1) of an acre. The adjacent land uses are agricultural, single-family residential, and farmstead. The adjacent zonings are A-1, A-1 SU, R-1, R-3, and R-3 PUD. The Land Resource Management Plan calls for the area to be rural residential. The nearby zonings are A-1, A-1 SU, A-1 BP, R-3, RPD-2, and R-3 PUD.

The special use permit to the north is for a campground. The special use permit to the east is for a landscaping business.

Lyon Farm is located south of the subject property.

The Richard Young and Lyon Forest Preserves are in the vicinity.

The aerial of the property was provided.

Pictures of the property were provided.

EcoCat submitted on June 6, 2019, as part of the Wetland Delineation Report and found the Fox River INAI Site and Yorkville Seep INAI Site in the area. The entire Wetland Delineation Report was provided. The Petitioner submitted a formal EcoCat on December 23, 2019, and no negative impacts were foreseen.

NRI application submitted on August 2, 2019. The NRI Report was not available.

Oswego Township was emailed the original information on September 24, 2019. The revised site plan was emailed on December 31, 2019.

The Bristol-Kendall Fire Protection District was emailed the original information on September 24, 2019. The revised site plan was emailed on December 31, 2019.

The United City of Yorkville was emailed the original information on September 24, 2019. The revised site plan was emailed on December 31, 2019. Yorkville will be reviewing this proposal at their February meetings.

ZPAC met on this proposal on October 1, 2019. Discussion occurred at that meeting regarding obtaining a variance to the Stormwater Management Ordinance. In the ensuing months, the Petitioner decided not to pursue the variance and amended the site plan to meet the requirements of the Kendall County Stormwater Management Ordinance. ZPAC reviewed the revised site plan at their meeting on January 7, 2020, and recommended approval of the proposal with no objections. The minutes of the October ZPAC meeting were provided. The minutes of the January ZPAC meeting were provided.

According to revised site plan, the Petitioner plans to offer rental space for fifty-one (51) parking stalls which is down from the two hundred (200) rental units in the original proposal. The proposed hours of operation are daily from 6:00 a.m. until 9:00 p.m.

Prospective renters would meet with the Petitioner at the property at a pre-arranged time to view the property, sign a contract, and receive their access code. The Petitioner plans to use the existing storage building as the office for the business.

The Petitioner and his wife would be the only employees of the business.

No new structures are planned for the property. A new occupancy permit might be required for the existing storage building.

The location of the well was shown on the proposed site plan south of the existing house. No bathrooms or potable water sources would be available to patrons of the storage business.

The Petitioner indicated that the storage area would have a gravel base.

The site plan shows the proposed use to be away from the farmable wetland.

The Petitioner plans to monitor the site for motor vehicle related leaks and would remove contaminated gravel from the property.

The property fronts Route 71 and an existing access point off of Route 71 exists.

The Illinois Department of Transportation provided comments regarding this proposal. A new access permit will be required.

Parking will occur in the gravel areas east of the existing building.

The Petitioner provided a lighting plan showing six (6) new light poles, each twenty feet (20') in height. The lighting plan was provided.

The Petitioner plans to install a sign along Route 71. The sign must meet all of requirements of the Kendall County Zoning Ordinance and must not be illuminated.

The Petitioner plans to remove the three (3) existing Norway Spruce trees. The Petitioner plans to plant seven (7) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting. The evergreens will be placed southeast of the parking area. The evergreens will be planted by the end of May 2020. A vegetative swale is also planned for south of the parking area.

The Petitioner indicated that the storage area will have a chain-link fence around the storage area. The fence is planned to be six feet (6') in height.

There will be a twenty foot (20') wide automatic gate on the east side of the storage area to control access to the area. The lock on the gate will be timed to prevent patrons from accessing the property during non-business hours. The gate will be adjacent to the shed.

A security monitoring system will also be installed with cameras on the shed shown.

The Petitioner agreed to provide the Sheriff's Department and Bristol-Kendall Fire Protection District with a passcode to access the gate.

No information was provided regarding noise control.

No new odors are foreseen.

While very little trash or litter is expected to be generated by the proposed, no plans for litter control were provided.

If approved, this would be the fifth active special use permit for this type of storage in unincorporated Kendall County.

The Petitioner currently resides in the house on the property.

The Petitioner agreed that all items stored on the property would remain licensed and in good working order.

The Petitioner agreed to follow the Kendall County Inoperable Vehicle Ordinance and the Junk and Debris Ordinance. The Petitioner also agreed that none of the vehicles stored as part of the special use permit would be for agricultural purposes.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, has a plan to address motor vehicle related leaks, and follows the Kendall County Inoperable Vehicle Ordinance and related ordinances.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. The Illinois Department of Transportation has not expressed any

concerns regarding this use locating at this property. The business will not have any restroom facilities or drinking water facilities for patrons. The Petitioner will have to secure a stormwater management permit.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”

Staff recommends approval of the requested special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and lighting plan.
2. The operator(s) of the business allowed by this special use permit shall plant the vegetation identified in the landscaping plan by the end of May 2020.
3. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan.
4. The motor vehicles, boats, trailers, and other recreational vehicles stored on the premises may be stored outdoors.
5. None of the motor vehicles, boats, trailers or other recreational vehicles stored on premises shall be considered agricultural equipment as they relate to the business allowed by this special use permit.
6. All of the motor vehicles, boats, trailers, and other recreational vehicles stored on the premises shall be maintained in good working order and shall be licensed.
7. The hours of operation for the business allowed by this special use permit shall be daily from 6:00 a.m. until 9:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation.
8. The maximum number of employees for the business allowed by this special use permit shall be two (2), including the business owners.
9. The operator(s) of the business allowed by this special use permit shall diligently monitor the property for motor vehicle related leaks and shall promptly and properly dispose and replace any gravel contaminated by such leaks.
10. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Bristol-Kendall Fire Protection District with passcodes to the gate upon the request of these agencies.
11. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
12. The conditions and restrictions contained in Ordinance 1985-10 pertaining to the retail sale of nursery stock shall remain valid, enforceable, and separate from the conditions and restrictions for the special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles.

13. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
14. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
15. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member Hamman asked about the lights. Mr. Asselmeier responded the site plan shows six (6) lights, twenty feet (20') in height. Member Hamman asked if the lights would be on all the time. Ron Smrz, Petitioner, stated the lights would be turned off when the business is closed.

Member Wilson asked about the landscaping business. Mr. Smrz responded that the property still has a special use permit for a landscaping business, but he did not operate the business.

Member Wilson asked about the type of fence. Mr. Smrz responded a chain linked fence.

Member Wilson asked about the distance from neighbors. Mr. Smrz responded several hundred feet.

Mr. Smrz lives on the premises.

Discussion occurred regarding the County's lighting regulations. Mr. Asselmeier noted the light poles were proposed at the maximum height, no light would cross the property line, and no neighboring property owner would see the light source. Having the lights off when the business during non-operational hours will be added as a condition.

Member Hamman asked if the Historical Society. Mr. Smrz responded that the Historical Society was sent notices.

Sylvia Torto expressed concerns about the lights and the view of vehicles stored on the property. She also expressed concerns about vehicles pulling in and out of the property.

Len Pfaff did not want a commercial business in the area. He expressed concerns about fuel leaks and noise. He would like the area to stay rural.

Ron Zier loves the rural atmosphere of the area. He does not favor lights or vehicles at the property.

Zack Morerod expressed concerns about his ability to resell his property if the proposed use occurs at the subject property.

Mike Torto echoed the concerns of his fellow neighbors. He would like additional landscaping on the north side of the subject property.

Mr. Smrz proposed to install additional trees. The original plan called for more trees, but they were removed as part of the stormwater control of the site.

Member Hamman asked about Route 71 improvements. Mr. Smrz stated that he would have full access at his property. The existing perimeter trees would be removed by the Illinois Department of Transportation and Mr. Smrz would request that the removed trees be replaced.

Mr. Smrz noted that his original proposal was much larger than what he is currently proposing.

Discussion occurred about installing a berm on the property.

Discussion occurred about the definitions of motor vehicles, recreational vehicle, and self-storage facility and mini-warehouse facility. Mr. Asselmeier read these definitions from the Zoning Ordinance. Member Wilson suggested a restriction not allowing semis, cargo containers, and the like not be stored on the property.

Member Wilson asked about leak control. Mr. Smrz described the method for soaking the leak and removing the gravel. Member Wilson expressed concerns that leaks might not be discovered immediately.

Mr. Asselmeier read the email from the Illinois Department of Transportation.

Concerns were expressed about derelict and abandoned vehicles, boats, and campers.

Zack Morerod asked if Commissioners would want this use in their backyards.

Laurie Pfaff expressed concerns about fuel leaks and well contamination. She also expressed concerns about increased lighting.

Chairman Ashton noted that the storage of recreational vehicles and boats are not allowed in some places in Kendall County.

Member Nelson suggested that the special use be tied to the Petitioner and not the land. Mr. Smrz opposed having the special use go away if he sold the property.

Discussion occurred about indoor storage. Upon review, none of the existing special use permits for this type of storage allows outside storage in the A-1 District.

Discussion occurred about the scenic route designation. The view shed area was not defined.

Chairman Ashton asked if the Petitioner wanted to table the request. The Petitioner asked for a vote.

Member Wilson made a motion, seconded by Member Nelson, to recommend approval of Petition 19-34.

The votes were as follows:

Ayes (0): None

Nays (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Absent (2): McCarthy-Lange and Rodriguez

The motion failed. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

Member Wilson voted no because she wished that the Petitioner had talked to his neighbors at the beginning of the process. She felt the use was more appropriate in an industrial or business park. She was also concerned about potential leaks at the site.

Chairman Ashton concurred with Member Wilson's reasons for recommending denial.

19-38 John Dollinger on Behalf of Hansel Ridge, LLC and Jason Shelley on Behalf of Goprobball, LLC

Mr. Asselmeier summarized the request.

Goprobball, LLC would like to purchase the subject property and construct an indoor baseball and soccer facility on the subject property. The site plan was provided.

Based on the original information submitted to the County, the property owner, Hansel Ridge, LLC, would like to sell the northern eighteen point seven more or less (18.7 +/-) acres for the proposed athletic facility and for an indoor and outdoor storage facility. The proposed athletic facility would be located on approximately nine point one-nine (9.19) acres on the northwest side of the property with a strip of land providing access to Line Road.

County Line Road is a Township Road classified as an Arterial.

There are no trails or floodplains or wetlands on the subject property.

The adjacent land uses are agricultural with a fertilizer and grain operation at the southwest corner of Route 52 and County Line Road. The adjacent zonings and zonings within one half (1/2) mile are A-1 or A-1 SU. The Kendall County Land Resource Management Plan calls for the property to the north and south to be Public/Institution and Suburban Residential. The property to the west is classified as Suburban Residential. The Will County Land Resource Management Plan calls for the property to the east to be Suburban Development. The Village of Shorewood's Comprehensive Plan calls for this property to be Commercial and Government/Institutional. Minooka School District 111 owns the property to the north and west and plans to use that property for educational purposes.

The aerial of the property and pictures of the property were provided.

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

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

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on September 26, 2019. The NRI Report was not available.

Petition information was sent to Seward Township on October 21, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding traffic congestion and the potential for increased vehicular accidents. Discussion also occurred regarding drainage. The property's proximity to Shorewood and its location were the reasons for seeking the change to the Land Resource Management Plan and for the requested map amendments and special use permits. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting were provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting were provided.

Petition information was sent to the Village of Shorewood on October 21, 2019. The Village of Shorewood submitted an email on January 6, 2020, stating that they were in discussions with the Petitioner and would have

further review at the Village's February 5th Planning and Zoning Commission meeting. This email was provided.

The Troy Fire Protection District has no objections to commercial uses at this location.

ZPAC reviewed this proposal at their meetings on November 5, 2019, and January 7, 2020. At the November 5th meeting, discussion occurred regarding well and septic service at the site. The Petitioner agreed to a right-of-way dedication along the County Line Road frontage. At the January 7th meeting, the Petitioner provided updated septic information and updated traffic information. The final size of the detention pond had yet been determined. The Petitioner was working on a pre-annexation agreement with Shorewood that would allow the Village to annex the property when the property becomes contiguous to the Village. It was noted that the Village of Shorewood would like the special use to apply to only the storage portion of the property and that the acreage between the storage units and County Line Road be zoned business without a special use permit and that a formal subdivision occur. The Petitioner agreed to a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road including a ten foot (10') dedication for utilities. It was also noted that the Village of Shorewood requested the removal of some fencing and the reorientation of some of the storage buildings. It was noted that the landscaping plan and signage plan required more definition. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without objection; two (2) members were absent. The minutes of these meetings were provided.

Per State law, map amendments cannot be conditioned. However, Section 13.10 of the Kendall County Zoning Ordinance requires that commercial site plans be approved by the Kendall County ZPAC.

The Petitioner desires the map amendment in order to construct an indoor athletic facility.

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

Any new structures would require applicable building permits.

The property will access County Line Road. County Line Road has an eighty thousand (80,000) pound weight restriction. Depending on the uses, additional right-of-way could be necessary and the Petitioner was agreeable to a right-of-way dedication as part of a special use permit.

No new odors are foreseen, but the site plan for future commercial activities on the site should be examined to address odors.

The parking lot will have lights. Security lighting will also be installed. Commercial establishments could have additional lights and illuminated signage on the building and associated with monument signage. The site plan of commercial establishments should be evaluated to address lighting.

Any fencing or buffering should be evaluated as part of the site plan review process.

The original site plan showed two detention ponds. The Petitioners indicated that the stormwater plans could be altered as part of the adjoining special use permit. Development on the site would require stormwater management permits.

Electricity is nearby. New well and septic information would have to be evaluated as part of the building permit process. The Petitioners provided septic plan information.

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 agricultural or uses similar to agricultural uses such as farmsteads and fertilizer operations.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 or A-1 with a special use.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1 and can be used for farming.

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 stable with residential growth and special uses normally found in agricultural zoned areas.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Public/Institutional because Minooka School District #111 plans to construct a school on the property to the west. The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional. The property owner of the subject property submitted an application to reclassify the property as Commercial on the Future Land Use Map contained in the Kendall County Land Resource Management Plan. If this reclassification amendment to the Land Resource Management Plan is approved, then the proposed map amendment would be consistent with the purpose and objectives of the Land Resource Management Plan.

Provided that the amendment to the Land Resource Management Plan is approved reclassifying the subject property as Commercial, Staff recommended approval of this requested map amendment.

Dan Kramer, Attorney for the Petitioner, provided a history of the evolution of the project. He noted that the Health Department approved the well and septic plans. Mr. Kramer noted that a subdivision would occur at the site; there would be no additional access cuts on County Line Road. The stormwater detention ponds might be merged into one (1) pond.

Member Davis asked where the nearest sanitary sewer service was located. Mr. Kramer stated that the nearest sanitary sewer was at least one (1) mile away from the site.

Discussion occurred about the traffic safety at the intersection of Route 52 and County Line. Mr. Kramer clarified the minutes from Seward Township saying that the Petitioners cannot solve the traffic problem at the intersection. He noted that traffic for the athletic facility will be directed to Baltz Road.

Pat Colaric stated the proposal will exacerbate the traffic problems in the area. He would like to see the area stay rural. He would rather see the athletic facility than houses.

Member Nelson made a motion, seconded by Member Davis, to recommend approval of Petition 19-38.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Nays (0): None

Absent (2): McCarthy-Lange and Rodriguez

The motion carried. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

19-39 John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelley on Behalf of Goprobball, LLC, and James and Denise Maffeo

Dan Kramer, Attorney for the Petitioner, requested that the Petition be laid over until the February 26, 2020, meeting in order to obtain an updated site plan.

Without objection, the Commission laid over the Petition as requested.

19-47 Deb Chow on Behalf of Jade Restorations, Inc. and D. Howard on Behalf of Bullmastiff Construction Company, LTD

Mr. Asselmeier summarized the request.

Jade Restorations, Inc. is working with Bullmastiff Construction Company to construct a kennel and veterinary clinic at the subject property. At this time, Jade Restorations, Inc. has no plans to sell the subject property.

The application material was provided. The site plan, landscaping plan, photometric plan, and proposed building information were provided.

The property is approximately twenty (20) acres in size, but the special use portion would cover approximately eight point five (8.5) acres.

The future land use is commercial.

Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector. Minooka has a trail planned along Ridge Road. Shorewood has a trail planned along Bell Road.

The adjacent land uses are agricultural in all directions with a farmstead and landscaping business to the west.

The adjacent zonings are A-1 and A-1 SU. There is R-1 zoning within one half (1/2) mile to the east. There are twelve (12) homes located within one half (1/2) mile of the subject property. The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special use to the west is for a landscaping business.

There are twelve (12) homes located within one half (1/2) mile of the subject property.

The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special use to the west is for a landscaping business.

The aerial of the property was provided.

EcoCat submitted on December 5, 2019, and consultation was terminated.

NRI application submitted on December 18, 2019. The NRI Report was not available.

Seward Township was emailed information on December 31, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding drainage and traffic. The property's location and availability were the reasons for seeking the special use permit. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting was provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting was provided.

The Minooka Fire Protection District was emailed information on December 31, 2019. They wanted the Petitioners to be aware of the new State kennel regulations regarding staffing and sprinkling requirements. The Minooka Fire Protection District's email was provided.

The Village of Shorewood was emailed information on December 31, 2019. The Village of Shorewood expressed concerns about noise. The Village of Shorewood's email was provided.

The Village of Minooka was emailed information on December 31, 2019.

ZPAC reviewed this proposal at their meeting on January 7, 2020. Discussion occurred about the soil analysis in relation to the well and septic system. The Highway Department was satisfied with the proposed right-of-way dedication for Ridge Road. The Petitioner will finalize hours of operation, the timeline for landscaping installation, and frequency of refuse pick-up. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without any objections. The minutes of this meeting were provided.

According to the information provided to the County, the Petitioners plan to offer veterinary services, pet daycare, boarding, and grooming services. The proposed normal hours of operation for both uses will be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The veterinary establishment may be open beyond these hours of operation to handle medical emergencies. The maximum number of employees will be seventy (70), including part-time employees. The kennel will be staffed at all times. Overlap in employees will occur. Grooming services will be provided as needed. The maximum number of animals planned for the kennel is eighty (80). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset.

As noted in the site plan, the Petitioners plan to construct an approximately eighteen thousand (18,000) square foot building facing south towards Bell Road. The proposed location of the building on the property was placed in accordance to the setback requirements of the Kendall County Zoning Ordinance.

Elevations of the building were provided. A rendering of the site was provided.

The building shall consist of waiting areas for grooming and exams, eight (8) exam rooms, a treatment room with pharmacy area, two (2) surgery rooms, an X-ray room, a recovery room, two (2) isolation rooms, a doctor's room, a staff room, a janitorial room, a cat boarding room, three (3) bathrooms, a laundry area, a

grooming area, a store, a storage area, a groom kennel, two (2) play areas, a pool, and a boarding kennel area. The building is planned to be slightly over twenty-three feet (23') tall at its highest point and made of metal.

Two (2) approximately twelve thousand (12,000) square foot outdoor play areas are planned on both sides of the kennel wing of the building. A six foot (6') tall cedar fence would be located around the outdoor play area.

Building and Occupancy Permits will be required for the new building.

The site plan shows one (1) raised septic field west of the building and parking lot and one (1) raised septic field south of the parking lot. The proposed well would be located east of the building.

The site plan shows two (2) wet detention ponds on the north side of the subject property. A dual-phase restricted stormwater detention outlet is planned to discharge stormwater at the northwest corner of the site into ditches along the east side of Ridge Road.

If the special use permit is approved, the Petitioners would need to secure a stormwater management permit from Kendall County.

The property fronts Bell Road and two (2) points of ingress/egress are planned from Bell Road.

The Petitioners plan to dedicate right-of-way for a depth of fifty feet (50') along the entire Bell Road frontage of the property and a depth of seventy-five feet (75') along the entire Ridge Road side of the property.

The Petitioners propose to install a fifty-two (52) stall parking lot to the south and east of the building. Three (3) of the spaces would be handicapped accessible.

The Petitioners plan to install six (6) lights along the driveway and in the parking lot. The lights will be LED and on poles a maximum twenty feet (20') in height. There will be an additional eight (8) building mounted lights at various locations around the exterior of the building. Lighting information can be found on the photometric plan.

The Petitioners plan to have one (1) monument sign along Bell Road and one (1) monument sign along Ridge Road. Both signs are planned to be four feet by eight feet (4'X8') and a maximum of eight feet (8') in height. Neither sign will be illuminated.

Per the landscaping plan, the Petitioners plan to install thirty-eight (38) shade trees of various types, seventy-eight (78) evergreen trees of various types, sixty-eight (68) evergreen shrubs of various types, two hundred eighty-two (282) deciduous shrubs of various types, and one hundred fifteen (115) perennials of various types. In addition, a wet-to-mesic prairie seed mix is planned around the stormwater detention ponds.

Berms are planned along the west, east, and southeast corner of the property. An additional berm is planned south of the parking lot. The berms will vary in height from three feet (3') to seven feet (7').

A topsoil stockpile area is planned east of the parking lot.

Noise will be addressed with soundproofing of the building, the fence mentioned previously, the installation of trees and berms, and having the animals indoors by sunset.

The Petitioners plan to install a refuse enclosure at the northern end of the eastern parking lot. The screening shall be either of wood or masonry construction at least seven feet (7') in height. The Petitioners also indicated that they may screen the refuse area with a chain link fence and dense plantings.

If approved, this would be the sixth active special use permit for a kennel and second active special use for a veterinary establishment in unincorporated Kendall County.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1 or A-1 with a special use permit. In addition, the site plan shows a six foot (6') tall fence around the outdoor play area. The proposed building will be soundproofed. The proposed landscaping and berming should also reduce noise coming from the property. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The Petitioners plan to install fencing and security lighting. The Petitioners agreed to have animals indoors by sunset. The proposed hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. Adequate ingress and egress will be provided off of Bell Road. The Petitioners will have to secure applicable permits related to stormwater, well, and septic systems.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. True, the Petitioners are not requesting any variances.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents" through the encouragement ". . . of locally owned businesses."

Staff recommended approval of the requested special use permit for a kennel and veterinary establishment subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and photometric plan.
2. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land to Kendall County and Seward Township for Ridge Road and Bell Road right-of-way in the locations and depths shown on the Right-of-Way Plat of Dedication.

3. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and One Hundred Fifty Feet (150') from Lots Zoned Other Than Residential or Shown on the LRMP Map as non-residential.
4. Two (2) non-illuminated signs may be installed on the subject property in substantially the locations shown on the site plan.
5. All vegetation and berms shall be installed within six (6) months of the opening of either the kennel or veterinary establishment at the subject property. The businesses shall be considered open on the date when the Kendall County Planning, Building and Zoning Department issues a certificate of occupancy for the building. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
6. A maximum of eighty (80) pets may be kenneled on the subject property at any time.
7. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
8. In the event that the kennel operations cease at the property, the veterinary business allowed by this special use permit may not board animals overnight except for medical treatment and observations.
9. The normal hours of operation for the businesses allowed by this special use permit shall be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies at the kennel may be tended to outside the hours of operation. The veterinary establishment may be open beyond the hours of operation listed to handle medical emergencies.
10. The maximum combined number of employees for the businesses allowed by this special use permit shall be seventy (70), including the business owners.
11. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
12. Any construction on the property related to the businesses allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
13. The operator(s) of the businesses allowed by this special use permit may sell ancillary items related to their operations.
14. The operator(s) of the businesses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the businesses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
16. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
17. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Chairman Ashton asked about the fire hydrant. Mike Cook, Cook Engineering Group, responded that wet basins north of the site would be used as the water source. The hydrant would be a dry hydrant; the suggestion was made to change the plans to reflect the hydrant as a dry hydrant. The building will be sprinklered.

Member Davis made a motion, seconded by Member Hamman, to recommend approval of Petition 19-39 with the conditions proposed by Staff.

Member Casey asked about the animals that will be served at the site. Deb Chow responded that a horse rescue was planned for the back of the property in addition to the dog daycare.

Member Wilson asked if any of the Petitioners were veterinarians. Ms. Chow responded that her son is in veterinary school.

Discussion occurred about animals being indoors by sunset. It was noted that the business would close at 7:00 p.m.

Member Davis made a motion, seconded by Member Hamman, to recommend approval of Petition 19-47 with the conditions proposed by Staff.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Nays (0): None

Absent (2): McCarthy-Lange and Rodriguez

The motion carried. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

Discussion occurred about the number of employees and the traffic impacts of those employees.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

NEW BUSINESS

Member Nelson made a motion, seconded by Member Casey, to nominate Bill Ashton for the position of Chairman. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Member Nelson made a motion, seconded by Chairman Ashton, to nominate Ruben Rodriguez for the position of Vice Chairman. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Member Wilson made a motion, seconded by Chairman Ashton, to nominate Larry Nelson for the positions of Treasurer and Secretary. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Member Nelson made a motion, seconded by Chairman Ashton, to nominate Matt Asselmeier for the position of Recording Secretary. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Appointments to Comprehensive Land Plan and Ordinance Committee

Chairman Ashton announced the appointments to the Comprehensive Land Plan and Ordinance Committee as follows: Larry Nelson (Chairman), Chairman of the Kendall County Regional Planning Commission or Their Designee (Bill Ashton), Chairman of the Kendall County Zoning Board of Appeals or Their Designee (Randy Mohr), Chairman of the Kendall County Board or Their Designee (Scott Gryder), Chairman of the Kendall County Planning, Building and Zoning Committee or Their Designee (Matthew Prochaska), Megan Andrews, and Jeff Wehrli.

Annual Meeting-February 1, 2020 at 9:00 a.m.

The Commission reviewed the draft agenda for the Annual Meeting.

OLD BUSINESS

Update on Zoning Ordinance Project

Mr. Asselmeier reported that Comprehensive Land Plan and Ordinance Committee has completed their review of the Zoning Ordinance and the proposal will be advanced in sections with the intention of having the entire proposal enacted on December 1st.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Petition 19-26, regarding the landscaping business at 276 Route 52, was approved by the County Board. Several Commissioners noted that burning was occurring on the property and that the property owners were not taking care of the property.

Petition 19-31, regarding cannabis zoning regulations, was approved by the County Board.

Petition 19-35, regarding a kennel at 3601 Plainfield Road, was approved by the County Board.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that the text amendment to the Zoning Ordinance pertaining to citation authority, hearing officer, and fines will be on the February agenda. The owner of the property where ServPro was previously located submitted an application for a text amendment and special use permit for a trucking business at the property. However, the owner is also considering requesting a change to the Land Resource Management Plan and a map amendment at the property.

ADJOURNMENT

Member Casey made a motion, seconded by Member Hamman, to adjourn. With a voice vote of seven (7) ayes, the motion passed. The Kendall County Regional Plan Commission meeting adjourned at 9:35 p.m.

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

Enc.

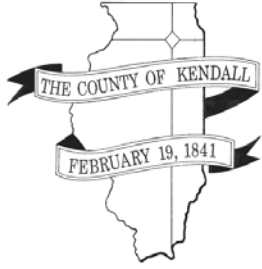
**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
JANUARY 22, 2020**

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)
Don Kramer	1107 D S. Brook St Joliet IL 60560	19-37 / 19-38 / 19-39
PAT COLARTE		
RON SMRZ		
Sylvia Forts		
Len Pfaff		
Ron Zies		
Truck Morehead		
Mike Forts		

Kyle Boyer

Laurie Pfaff



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Zoning Board of Appeals

From: Matthew H. Asselmeier, AICP, Senior Planner

Date: January 24, 2020

Re: Petition 19-39 Request for a Special Use Permit for Indoor and Outdoor Storage at 195 Route 52 in Seward Township– Petitioner Requests a Layover

Goprobball, LLC would like to purchase the subject property and sell the northeastern portion of the property to James and Denise Maffeo for indoor and outdoor storage.

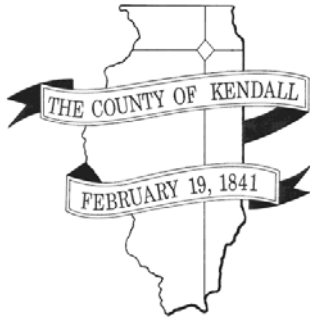
At the January 22, 2020, Kendall County Regional Planning Commission meeting, the Petitioners requested a layover in order to provide an updated site plan based on the comments and concerns expressed at previous meetings on this Petition.

The notice of the Zoning Board of Appeals hearing was already printed prior to the ZPAC meeting. The Petitioner requests that the hearing be continued until after the finalized site plan and landscaping plan are submitted.

If you have any questions regarding this request, please let me know.

Thanks,

MHA



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 19-47

**Deb Chow on Behalf of Jade Restorations, Inc. (Current Owner)
and D. Howard on Behalf of Bullmastiff Construction Company
LTD. (Contractor)**

A-1 Special Use – Kennel and Veterinary Establishment**INTRODUCTION**

Jade Restorations, Inc. is working with Bullmastiff Construction Company to construct a kennel and veterinary clinic at the subject property. At this time, Jade Restorations, Inc. has no plans to sell the subject property.

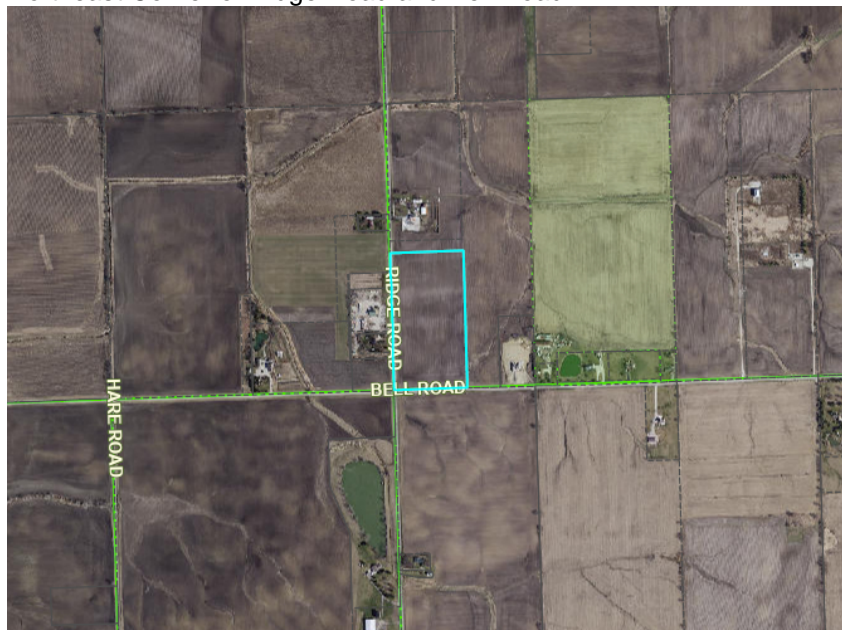
The application material is included as Attachment 1. The site plan, landscaping plan, photometric plan, and proposed building information are included as Attachments 2-9.

SITE INFORMATION

PETITIONER Deb Chow on Behalf of Jade Restorations, Inc. (Current Owner) and D. Howard on Behalf of Bullmastiff Construction Company LTD.

ADDRESS No Address

LOCATION Northeast Corner of Ridge Road and Bell Road



TOWNSHIP Seward

PARCEL # 09-24-100-012

LOT SIZE 20.02 Acres (Gross) 8.49 Acres (Proposed Special Use Area)

EXISTING LAND Agricultural

USE

ZONING A-1 Agricultural District

LRMP	Current Land Use	Agricultural
	Future Land Use	Commercial
	Roads	Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector.
	Trails	Minooka has a trail planned along Ridge Road. Shorewood has a trail planned along Bell Road.
	Floodplain/ Wetlands	None

REQUESTED ACTION A-1 Special Use to Operate a Kennel and a Veterinary Establishment

APPLICABLE REGULATIONS Section 7.01.D.27 – A-1 Special Uses – Permits Kennels to be Located in the A-1 District if the Kennel is Located Inside and Must Be Located a Minimum of Two Hundred Fifty Feet (250') from the Lot Line of Lots Zoned Residential or Shown as Residential on the Land Resource Management Plan (LRMP) Map and One Hundred Fifty Feet (150') from Lots Zoned Other Than Residential or Shown on the LRMP Map as non-residential. The animals must be indoors by sunset.

Section 7.01.D.52 – A-1 Special Uses – Permits Veterinary Establishments But Not the Boarding of Animals Overnight Except for Medical Treatment and Observations.

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Suburban Residential (Max 1.0 DU/Acre) and Commercial	A-1 and A-1 SU
South	Agricultural	A-1	Suburban Residential	A-1 and A-1 SU
East	Agricultural	A-1	Suburban Residential/Commercial/Mixed Use Business	A-1, A-1 SU, and R-1
West	Agricultural/Farmstead/Landscaping Business	A-1 and A-1 SU	Suburban Residential/Commercial	A-1 and A-1 SU

There are twelve (12) homes located within one half (1/2) mile of the subject property.

The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special use to the west is for a landscaping business.

The aerial of the property is included as Attachment 11.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted on December 5, 2019, and consultation was terminated (see Attachment 1, Pages 25-26).

NATURAL RESOURCES INVENTORY

NRI application submitted on December 18, 2019 (see Attachment 1, Page 24). The NRI Report will be distributed at the January 27, 2020, Kendall County Zoning Board of Appeals meeting.

ACTION SUMMARY

SEWARD TOWNSHIP

Seward Township was emailed information on December 31, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding drainage and traffic. The property's location and availability were the reasons for seeking the special use permit. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting are included as Attachment 15.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting are included as Attachment 16.

MINOOKA FIRE PROTECTION DISTRICT

The Minooka Fire Protection District was emailed information on December 31, 2019. They wanted the Petitioners to be aware of the new State kennel regulations regarding staffing and sprinkling requirements. The Minooka Fire Protection District's email is included as Attachment 12.

VILLAGE OF SHOREWOOD

The Village of Shorewood was emailed information on December 31, 2019. The Village of Shorewood expressed concerns about noise. The Village of Shorewood's email is included as Attachment 13.

VILLAGE OF MINOOKA

The Village of Minooka was emailed information on December 31, 2019.

ZPAC

ZPAC reviewed this proposal at their meeting on January 7, 2020. Discussion occurred about the soil analysis in relation to the well and septic system. The Highway Department was satisfied with the proposed right-of-way dedication for Ridge Road. The Petitioner will finalize hours of operation, the timeline for landscaping installation, and frequency of refuse pick-up. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without any objections. The minutes of this meeting are included as Attachment 14.

KCRPC

The Kendall County Regional Planning Commission reviewed this Petition at their meeting on January 22, 2020. The suggestion was made that the fire hydrant be identified as a dry hydrant on the site plan. Discussion occurred regarding the types of animals that will be served at that site. Discussion occurred regarding potential noise if the dogs were out after sunset; the hours of operation should address most of this concern. The Kendall County Regional Planning Commission recommended approval with no objections; two (2) members of the Commission were absent. The minutes of this meeting are included as Attachment 17.

BUSINESS OPERATION

According to the information provided to the County in Attachment 1, Pages 4-7, the Petitioners plan to offer veterinary services, pet daycare, boarding, and grooming services. The proposed normal hours of operation for both uses will be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The veterinary establishment may be open beyond these hours of operation to handle medical emergencies. The maximum number of employees will be seventy (70), including part-time employees. The kennel will be staffed at all times. Overlap in employees will occur. Grooming services will be provided as needed. The maximum number of animals planned for the kennel is eighty (80). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset.

BUILDING AND BUILDING CODES

As noted in the site plan (see Attachment 3), the Petitioners plan to construct an approximately eighteen thousand (18,000) square foot building facing south towards Bell Road. The proposed location of the building on the property was placed in accordance to the setback requirements of the Kendall County Zoning Ordinance.

Elevations of the building are provided in Attachment 7. A rendering of the site is provided in Attachment 9.

As noted in Attachment 8, the building shall consist of waiting areas for grooming and exams, eight (8) exam rooms, a treatment room with pharmacy area, two (2) surgery rooms, an X-ray room, a recovery room, two (2) isolation rooms, a doctor's room, a staff room, a janitorial room, a cat boarding room, three (3) bathrooms, a laundry area, a grooming area, a store, a storage area, a groom kennel, two (2) play areas, a pool, and a boarding kennel area. The building is planned to be slightly over twenty-three feet (23') tall at its highest point and made of metal.

Two (2) approximately twelve thousand (12,000) square foot outdoor play areas are planned on both sides of the kennel wing of the building. A six foot (6') tall cedar fence would be located around the outdoor play area.

Building and Occupancy Permits will be required for the new building.

ENVIRONMENTAL HEALTH

The site plan (Attachment 3) shows one (1) raised septic field west of the building and parking lot and one (1) raised septic field south of the parking lot. The proposed well would be located east of the building.

STORMWATER

The site plan (Attachment 3) shows two (2) wet detention ponds on the north side of the subject property. A dual-phase restricted stormwater detention outlet is planned to discharge stormwater at the northwest corner of the site into ditches along the east side of Ridge Road.

If the special use permit is approved, the Petitioners would need to secure a stormwater management permit from Kendall County.

ROAD ACCESS

The property fronts Bell Road and two (2) points of ingress/egress are planned from Bell Road.

The Petitioners plan to dedicate right-of-way for a depth of fifty feet (50') along the entire Bell Road frontage of the property and a depth of seventy-five feet (75') along the entire Ridge Road side of the property as shown in Attachment 10.

PARKING

The Petitioners propose to install a fifty-two (52) stall parking lot to the south and east of the building. Three (3) of the spaces would be handicapped accessible.

LIGHTING

The Petitioners plan to install six (6) lights along the driveway and in the parking lot. The lights will be LED and on poles a maximum twenty feet (20') in height. There will be additional eight (8) building mounted lights at various locations around the exterior of the building. Lighting information can be found on the photometric plan included as Attachment 6.

SIGNAGE

The Petitioners plan to have one (1) monument sign along Bell Road and one (1) monument sign along Ridge Road. Both signs are planned to be four feet by eight feet (4'X8') and a maximum of eight feet (8') in height. Neither sign will be illuminated.

LANDSCAPING

Per the landscaping plan included as Attachment 5, the Petitioners plan to install thirty-eight (38) shade trees of various types, seventy-eight (78) evergreen trees of various types, sixty-eight (68) evergreen shrubs of various types, two hundred eighty-two (282) deciduous shrubs of various types, and one hundred fifteen (115)

perennials of various types. In addition, a wet-to-mesic prairie seed mix is planned around the stormwater detention ponds.

Berms are planned along the west, east, and southeast corner of the property. An additional berm is planned south of the parking lot. The berms will vary in height from three feet (3') to seven feet (7').

A topsoil stockpile area is planned east of the parking lot.

NOISE CONTROL

Noise will be addressed with soundproofing of the building, the fence mentioned previously, the installation of trees and berms, and having the animals indoors by sunset.

REFUSE PLAN

The Petitioners plan to install a refuse enclosure at the northern end of the eastern parking lot. The screening shall be either of wood or masonry construction at least seven feet (7') in height. The Petitioners also indicated that they may screen the refuse area with a chain link fence and dense plantings.

RELATION TO OTHER SPECIAL USES

If approved, this would be the sixth active special use permit for a kennel and second active special use for a veterinary establishment in unincorporated Kendall County.

FINDINGS OF FACT

§ 13.08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on special use permit applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1 or A-1 with a special use permit. In addition, the site plan shows a six foot (6') tall fence around the outdoor play area. The proposed building will be soundproofed. The proposed landscaping and berming should also reduce noise coming from the property. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.***

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The Petitioners plan to install fencing and security lighting. The Petitioners agreed to have animals indoors by sunset. The proposed hours of operation will also prevent injury to neighboring land uses.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This is true. Adequate ingress and egress will be provided off of Bell Road. The Petitioners will have to secure applicable permits related to stormwater, well, and septic systems.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **True, the Petitioners are not requesting any variances.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job***

opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”

RECOMMENDATION

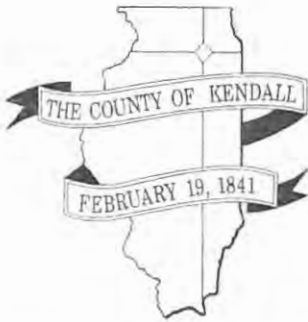
Staff recommends approval of the requested special use permit for a kennel and veterinary establishment subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 3), landscaping plan (Attachment 5), and photometric plan (Attachment 6).
2. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land to Kendall County and Seward Township for Ridge Road and Bell Road right-of-way in the locations and depths shown on the Right-of-Way Plat of Dedication (Attachment 10).
3. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and One Hundred Fifty Feet (150') from Lots Zoned Other Than Residential or Shown on the LRMP Map as non-residential.
4. Two (2) non-illuminated signs may be installed on the subject property in substantially the locations shown on the site plan (Attachment 3).
5. All vegetation and berms shall be installed within six (6) months of the opening of either the kennel or veterinary establishment at the subject property. The businesses shall be considered open on the date when the Kendall County Planning, Building and Zoning Department issues a certificate of occupancy for the building. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
6. A maximum of eighty (80) pets may be kenneled on the subject property at any time.
7. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
8. In the event that the kennel operations cease at the property, the veterinary business allowed by this special use permit may not board animals overnight except for medical treatment and observations.
9. The normal hours of operation for the businesses allowed by this special use permit shall be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies at the kennel may be tended to outside the hours of operation. The veterinary establishment may be open beyond the hours of operation listed to handle medical emergencies.
10. The maximum combined number of employees for the businesses allowed by this special use permit shall be seventy (70), including the business owners.
11. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
12. Any construction on the property related to the businesses allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
13. The operator(s) of the businesses allowed by this special use permit may sell ancillary items related to their operations.
14. The operator(s) of the businesses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the businesses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
16. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

17. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

ATTACHMENTS

1. Application Materials (Including Business and Site Description)
2. Plat of Property
3. Site Plan/Engineering Plans
4. Topographic Survey
5. Landscaping Plan
6. Photometric Plan
7. Building Elevation
8. Building Diagram
9. Rendering
10. Right-of-Way Dedication Plat
11. Aerial
12. January 6, 2020 Minooka Fire Protection District Email
13. January 6, 2020 Shorewood Email
14. January 7, 2020 ZPAC Minutes
15. January 14, 2020 Seward Township Planning Commission Minutes
16. January 14, 2020 Seward Township Board Minutes
17. January 20, 2020 Kendall County Regional Planning Commission Meeting Minutes



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

PROJECT NAME DOGGY DAYCARE

FILE #: 14247

NAME OF APPLICANT		
BULLMASTIFF CONSTRUCTION COMPANY, LTD.		
CURRENT LANDOWNER/NAME(s)		
JADE RESTORATIONS, INC.		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
8.492	NEC BELL ROAD & RIDGE ROAD	09-24-100-012-0000
EXISTING LAND USE		
AGRICULTURAL	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
	A1	COMMERCIAL
REQUESTED ACTION (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to ____) <input type="checkbox"/> VARIANCE		
<input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input type="checkbox"/> SITE PLAN REVIEW		
<input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> ADMINISTRATIVE APPEAL		
<input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)		
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
MS. DEB HOWARD	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER # (Cell, etc.)
[REDACTED]		
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
MICHAEL COOK	26316 MAPLEVIEW DR, PLAINFIELD, IL	mcook@cookenggroup.com
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
815.577.1707 x101	815.577.2595	815.715.6217
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
[REDACTED]		12.18.19

FEE PAID: \$ 115.00
CHECK #: 2744

¹ Primary Contact will receive all correspondence from County

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

ACTUAL AND TRUE PRINCIPALS

Bullmastiff Construction Company is the developer/builder of the project. It is owned by D. Howard @ 1498 Stacy Court, Morris, IL 60450. Bullmastiff Construction Company, LLC, is a single owner, D. Howard, who owns 100% of the Company

Jade Restorations, Inc. is the land owner of the Parcel #09-24-100-012. The owner is D. Chow @ 11947 S. Harlem Avenue, Palos Heights, IL 60463. Jade Restorations, Inc. has a single owner, D. Chow who owns 100% of the Company.

Jade Restorations authorized Bullmastiff Construction Company to develop, and build the Doggy Daycare/Boarding suites/Vet clinic in its entirety.

To Whom it May Concern:


I, D. Howard, as owner of Jade Restorations, Inc., am agreeable to allow Bullmastiff Construction Company, Ltd. to apply for a special use permit for the property described as follows:

PARCEL 1 (DEVELOPMENT PARCEL)

THAT PART OF THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 01 DEGREES 45 MINUTES 20 SECONDS WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 579.95 FEET TO THE SOUTH LINE OF THE 800 FOOT WIDE NATURAL GAS PIPELINE EASEMENT AS DESCRIBED IN BOOK 103 P AGE 333 IN KENDALL COUNTY RECORDS; THENCE SOUTH 85 DEGREES 47 MINUTES 08 SECONDS EAST, ON SAID SOUTH LINE, 683.71 FEET TO THE EAST LINE OF THE WEST 680.00 FEET SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 20 SECONDS EAST, ON SAID EAST LINE, 507.99 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 10 MINUTES 23 SECONDS WEST, ON SAID SOUTH LINE, 680.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

D. Howard
(Owner's Name, Printed)


(Owner's Signature)

12.18.19
(Date)

**Project Narrative + Operations Plan
for
Veterinary Clinic / Doggy Daycare
NEC Bell Rd & Ridge Rd, Kendall County, IL**

December 16, 2019

**Ms. Deb Howard
Bullmastiff Construction Company, Ltd.
11947 S Harlem Ave, Ste 200
Palos Heights, IL 60463
815.405.5693 T**

Civil Engineering & Land
Development Consulting

I, Michael D. Cook, a registered Professional Engineer
in the State of Illinois, hereby certify this Project
Narrative was performed under my personal
direction.



A handwritten signature in black ink, appearing to read "Michael D. Cook".

Illinois Professional Engineer 062-052101
EXPIRES 11-30-2021

Table of Contents

Introduction	2
Existing Conditions	2
Proposed Conditions	3
Conclusion	4

Introduction

The purpose of this narrative is to summarize the existing and proposed conditions of a property located within Seward Township in Unincorporated Kendall County, Illinois, at the northeast corner (NEC) of Bell Road and Ridge Road. The property PIN is 09-24-100-012-0000. The development area is approximately 304,660 square feet or 6.99 acres in size.

The narrative will identify existing site conditions and elaborate on the proposed veterinary clinic / doggy daycare improvements. Applicable portions of the Kendall County Zoning Ordinance (Ordinance) will be referenced.

Existing Conditions

The existing property is currently used for farming and agricultural use. The property is zoned A-1, Agricultural District in Unincorporated Kendall County and is bounded by Ridge Road (Wikaduke Trail) and commercial business zoned A-1-SU to the west, agricultural property zoned A-1 to the north, agricultural property zoned A-1 to the east, and Bell Road and agricultural property zoned A-1 to the south. Ridge Road (Wikaduke Trail) is under the jurisdiction and access is regulated by the Kendall County Highway Department. Bell Road is under the jurisdiction and access is regulated by Seward Township.

According to the Kendall County Land Resource Management Plan (LRMP) has the future land use plan for this property as neighborhood commercial. The property is part of the Village of Shorewood's Comprehensive Plan, Planning Area Map. The Village of Shorewood has a proposed land use for this parcel as commercial.

No wetlands, floodplain, or riparian areas are located within 100 feet of the proposed development. The existing topography is reflective of drainage patterns generally flowing south to north. Along the south property line, a 50-foot utility easement exists for Illinois Bell Telephone per Document No. 130783. A 40-foot utility easement for a natural gas pipeline overlaps the aforementioned telephone easement along the current south property.

The legal description is as follows:

PARCEL 1 (DEVELOPMENT PARCEL)

THAT PART OF THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 01 DEGREES 45 MINUTES 20 SECONDS WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 579.95 FEET TO THE SOUTH LINE OF THE 800 FOOT WIDE NATURAL GAS PIPELINE EASEMENT AS DESCRIBED IN BOOK 103 P AGE 333 IN KENDALL COUNTY RECORDS; THENCE SOUTH 85 DEGREES 47 MINUTES 08 SECONDS EAST, ON SAID SOUTH LINE, 683.71 FEET TO THE EAST LINE OF THE WEST 680.00 FEET SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 20 SECONDS EAST, ON SAID EAST LINE, 507.99 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 10 MINUTES 23 SECONDS WEST, ON SAID SOUTH LINE, 680.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

Proposed Conditions

The proposed development of this parcel includes mass grading of the site and construction of an approximate 18,000 sf veterinary clinic and doggy daycare facility. In addition, two (2) new driveway access concrete aprons for the facility and customer / employee parking lot will be installed off Bell Road on the south side of the future building. The proposed siteplan includes 52 parking stalls, including 3 handicap stalls as required by Illinois Accessibility Code. A screened trash enclosure will be located at the northeast corner of the parking/building, with a refuse service used for trash removal.

Two (2) proposed 4-foot by 8-foot (per face) monument signs are proposed for the business – one along Ridge Road, and one along Bell Road. The signs will be a maximum of eight (8) feet high and will not be illuminated. The building and parking will be screened with 4-5-foot tall berms and landscaping along the west, south and east property lines.

The proposed building will be a metal manufactured structure supplied by Lester Buildings with a maximum height of 23-feet, 1/8 inch at the peak of the roof. The building is placed on the site to meet the existing A-1 Zoning setbacks – 150 feet from the roadway centerline and 100 feet from the future Bell Road ROW line. The proposed parking lot also meets these setback requirements. The building is located a minimum of 250 feet from the existing parcels neighboring to the east and west right of way of Ridge Road.

The proposed building will be serviced via private well and septic, with the two (2) proposed raised filter beds located near the southwest corner of the building and along the Bell Rd frontage. All construction and permitting will be completed in accordance with the Kendall County Health Department, Illinois Private Sewage Disposal Licensing Act and Code and the Illinois Water Well Construction Code.

The parking lot and surrounding area will be collected and conveyed via storm sewer to the proposed stormwater detention area at the north end of the property. Stormwater detention will be provided for the development in accordance with Kendall County requirements (to be permitted separately) within two (2) wet detention ponds. A dual-phase restricted stormwater detention outlet in accordance with Kendall County requirements will discharge at grade near the northwest corner of the site towards the existing ditch on the east side of the Ridge Road ROW. The building will have fire suppression, necessary security and fire alarms installed for the safety and well-being of both staff and animals.

The proposed doggy daycare and boarding facility will employ approximately 15-30 people per day. The doggy daycare and veterinary clinic will have hours of operation between 6:00am and 7:00pm, Monday through Friday; the boarding facility will be staffed at all times, so no animal is ever left unattended. The proposed veterinary clinic will employ approximately 15-20 people per day. Grooming services provided onsite will be staffed accordingly, and there will be some overlap of employees between the facilities. Security for the business will be provided in the form of fencing with locking gates, security doors, alarms and sensors. Security lighting will be provided in the form of LED parking lot lighting maximum twenty feet tall poles, as well as building-mounted lights around the proposed structure. The business owner will employ a local dumpster service for refuse and waste removal.

Doggy daycare and animal boarding facilities will be provided onsite, indoors, for a maximum of approximately forty (40) domestic animals (dogs and cats). All animals will be indoors by sunset each day. Noise control will be addressed with interior noise precautions, soundproof foam, acoustic dampening ceiling tiles and insulation. External noise will be controlled with a 6-foot high board on board cedar fence, land barriers (berms) and perimeter year-round landscaping consisting of coniferous and deciduous trees.

In addition to veterinary and boarding services onsite, grooming services will also be available to animals as required. Prescription medicine, food and general dog supplies planned to be sold onsite as well.

Conclusion

All site development and building permit requirements will be subject to Kendall County for review and approval prior to commencement of any construction activities. Upon receipt of the Special Use Permit, the developer is proposing a tentative construction schedule of 2020 with hopes of breaking ground in late Spring with mass grading, stormwater facility installation and site utilities with building construction targeted for early summer. Developer is targeting an opening date in late 2020 or early 2021.

DOGGY DAYCARE
LEGAL DESCRIPTION

PARCEL 1 (DEVELOPMENT PARCEL)

THAT PART OF THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 01 DEGREES 45 MINUTES 20 SECONDS WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 579.95 FEET TO THE SOUTH LINE OF THE 800 FOOT WIDE NATURAL GAS PIPELINE EASEMENT AS DESCRIBED IN BOOK 103 P AGE 333 IN KENDALL COUNTY RECORDS; THENCE SOUTH 85 DEGREES 47 MINUTES 08 SECONDS EAST, ON SAID SOUTH LINE, 683.71 FEET TO THE EAST LINE OF THE WEST 680.00 FEET SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 20 SECONDS EAST, ON SAID EAST LINE, 507.99 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 10 MINUTES 23 SECONDS WEST, ON SAID SOUTH LINE, 680.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.



MAIL RECORDED DEED TO.
Attorney Robert J. Huguelet, Jr, Esq.
10749 Winterset Drive
Orland Park, IL 60467

201800001834

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

MAIL TAX BILL TO:
Jade Restorations, Inc.

~~15300 West Avenue~~ 1498 Stacy Ct.
~~Orland Park, IL 60467~~ Morris, IL 60450

RECORDED: 2/7/2018 10:02 AM
WD: 39.00 RHSPS FEE: 10.00
STATE TAX: 500.00
COUNTY TAX: 250.00
PAGES: 3

THIS INSTRUMENT PREPARED BY:
Attorney Thomas Osterberger
Kavanagh Grumley Gorbald, LLC
111 N Ottawa Street
Joliet, IL 60432

ABOVE SPACE FOR RECORDER'S USE

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, DGA Investments, LLC - Coyne Farm, an Illinois series limited liability company and part of DGA Investments, LLC, an Illinois limited liability company, having its principal office at 504 Jessie Street, Joliet, Illinois, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to

Jade Restorations, Inc., an Illinois Corporation, whose principal address is ~~15300 West Avenue, Orland Park, Illinois~~ 1498 Stacy Ct, Morris, Illinois, the following described real estate, to-wit

The South 1281 17 feet of the West 680 00 feet of the Northwest quarter of Section 24, Township 35 North, Range 8 East of the Third Principal Meridian, in the Township of Seward, all in Kendall County, Illinois.

Permanent Real Estate Index Number(s) New Code to Come - Presently Part of
09-24-100-001

Commonly known as 20 Acres of Vacant Land at the northeast corner of Bell and Ridge Roads, Minooka, Illinois

Situated in Kendall County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



DATED this 30th day of January, 2018

DGA Investments, LLC – Coyne Farm, an Illinois series limited liability company, and part of DGA Investments, LLC, an Illinois limited liability company

By

Maria Villanueva, Manager

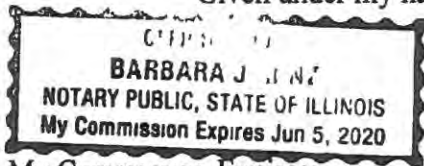
STATE OF ILLINOIS)

SS.

COUNTY OF WILL)

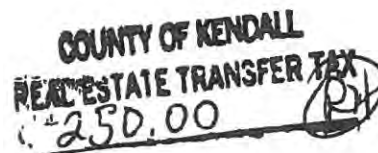
I, the undersigned, a Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Maria Villanueva, personally known to me to be Manager of DGA Investments, LLC – Coyne Farm, an Illinois series limited liability company and part of DGA Investments, LLC, an Illinois limited liability company who is the grantor and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager she signed and delivered said instrument as such Manager, pursuant to authority given by the Resolution of all of the Members of said Limited Liability Company, as her free and voluntary act, and as the free and voluntary act of said Limited Liability Company, for the purposes therein set forth.

Given under my hand and official seal this 30th day of January, 2018.



My Commission Expires: _____

Notary Public





Debbie Gillette
Kendall County Clerk & Recorder

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)

)SS

COUNTY OF KENDALL)

Maria Villanueva, being duly sworn on oath, states that affiant resides at
504 Jessie Street, Joliet, Illinois And further states that (please check the appropriate box)

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

- ① The division or subdivision of land into parcels or tracts of 50 acres or more in size which does not involve any new streets or easements of access,
- 2 The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access,
- 3 The sale or exchange of parcels of land between owners of adjoining and contiguous land,
- 4 The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access,
- 5 The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access,
- 6 The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use,
- 7 Conveyances made to correct descriptions in prior conveyances,
- 8 The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access,
- 9 The sale of a single lot of less than 50 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land,
- 10 The conveyance is of land described in the same manner as title was taken by grantor(s)

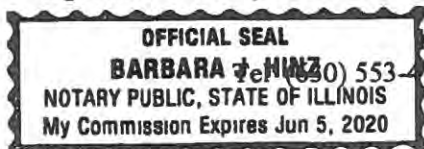
AFFIANT further states that 4 he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 30th day of January, 2018

 Signature of Notary Public

 Signature of Affiant



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

ALTA OWNER'S POLICY OF TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY

Policy Number:



Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Owner's Policy (06/17/2006)

Page 1

IL-CT-FSNE-01080.246493-SPS-72306-1-

Printed: 06.20.18 @ 02:21 PM



CHICAGO TITLE INSURANCE COMPANY**OWNER'S POLICY NO.** [REDACTED]

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Chicago Title Insurance Company

By: [REDACTED]

President

Attest: [REDACTED]

Secretary

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Owner's Policy (06/17/2006)



EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Owner's Policy (06/17/2006)



CHICAGO TITLE INSURANCE COMPANY**OWNER'S POLICY NO.** [REDACTED]

Issued By: Chicago Title Company, LLC
2000 West Galena, Suite 105
Aurora, IL 60506

SCHEDULE A

Address Reference: 15200 Ridge Road (20 acres), Minooka, IL 60447

Date of Policy	Amount of Insurance
February 7, 2018	\$500,000.00

1. Name of Insured:

Jade Restorations, Inc.

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

Jade Restorations, Inc.

4. The Land referred to in this policy is described as follows:

THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, ALL IN KENDALL COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Owner's Policy (06/17/2006)



SCHEDULE B EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. **General Exceptions**
2. **Rights or claims of parties in possession not shown by Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
4. **Easements, or claims of easements, not shown by the Public Records.**
5. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
6. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
7. Taxes for the years 2017 and 2018.

Taxes for the years 2017 and 2018 are not yet due or payable.

Permanent Tax No.: 09-24-100-001 (affects the land and other property)

Note: Taxes for the year 2016 amounting to \$6,669.16 are paid of record.

8. Rights of the public, the State of Illinois County of Kendall and the municipality in and to that part of the Land taken or used for road purposes, including Ridge Road, as originally constituted and as widened to 35.00 feet East of the centerline by the dedication to the People of County of Kendall recorded August 27, 1947 in 103 deed 273.
9. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
10. Rights of the public, the state of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.
11. Right of way option granted by Charles E. Davis and Alma V. Davis, his wife, to Continental Construction Corporation, dated March 17, 1931 and recorded April 15, 1931 in Book 84 of Deeds page 42, for "Pipeline or Pipelines, the transmission of gas "or any of its products..... over and through..... ohe Northwest 1/4 of Section 24, Township 35 North, Range 8, East of the Third Principal Meridian, in the Township of Seward, Kendall County, Illinois" acknowledgement of Exercise of Option dated April 11, 1931 and recorded April 22, 1931 in Book 84 of Deeds, page 55.

Note: These instruments do not definitely set forth the location of this grant.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B
EXCEPTIONS FROM COVERAGE
 (continued)

12. Agreement concerning Location of Pipeline dated May 24, 1946 and recorded September 3, 1946 in Book 102 of Deeds page 164 by Alma V. Davis with National Gas Pipeline Company of America (formerly Continental Construction Corporation) Wherein It is Mentioned that Book 84 of Deeds, page 42 aforesaid provided for an additional Pipeline and that It is therefore agreed a Second Pipeline is located as follows:

 The Grantor Being Owner of "40-foot right of way along South line of Northwest 1/4 of Section 24, Township 35 North, Range 8 and West 1/2 of Northeast 1/4 of Section 24, Township 35 North, Range 8, East of the Third Principal Meridian, in the Township of Seward, Kendall County, Illinois", upon which the grantee operates a Pipeline said Second Pipeline is located "Entering the above described real estate at a point approximately 650.00 feet North of present pipeline on the West line; thence Southeast to a point on the East boundary of said real estate approximately 300.00 feet North of the pipeline presently constructed..... "
13. Right of Way Agreement Dated July 19, 1962 and recorded July 26, 1962 as document 138639 by Charles R. And Etta Davis, His Wife, with Natural Gas Pipeline Company of America for a Pipeline Transporation of Natural Gas, Conveying of a 75-foot strip the denterline as follows:

 Beginning at a point of Entrance of the East Property Line, said point being 952.5 feet North of the Southeast Corner property; Thence in a Southwesterly Direction at an Entrance Angle of 88 Degrees, 30 Minutes, 00 Second, a Distance of 1323.00 feet to a point of Exit on the West property line which is also the centerline of a Blacktop Road, said point being 922.5 feet North of the Southwest property corner as shown on drawing attached thereto.
14. Grant from Charles R. Davis to Illinois Bell Telephone Company dated June 24, 1960 and recorded August 17, 1960 as document 130783 for telephone and telegraph purposes "upon, along, and under the Public Roads..... in the South 50.00 feet of aforesaid West 1/2 of Southwest 1/4 of Section 24, Township 35 North, Range 8, East of the Third Principal Meridian, in the Township of Seward, Kendall County, Illinois. "
15. Rights of adjoining owners to the uninterrupted flow of any stream which may cross the premises.
16. 80 foot pipeline easement per Book 133 Page 333 recorded September 11, 1962 as shown on survey by Morrison Surveying Co., Inc. dated january 10, 2018 Order No. 39308.

END OF SCHEDULE B

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Owner's Policy (06/17/2006)



CONDITIONS**1. DEFINITION OF TERMS**

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Owner's Policy (06/17/2006)



(continued)

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
 - (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
 - (ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Owner's Policy (06/17/2006)



(continued)

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by Ten percent (10%), and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within thirty (30) days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is Two Million and No/100 Dollars (\$2,000,000) or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of Two Million and No/100 Dollars (\$2,000,000) shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(continued)

- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Owner's Policy (06/17/2006)



ENDORSEMENT - SE 287**POLICY MODIFICATION**

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Attached to Policy Number:



General Exception number(s) 1,2,3,4 and 5 of Schedule B of this policy are hereby deleted.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Chicago Title Insurance Company

Dated: February 7, 2018

Countersigned By:



Authorized Officer or Agent

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

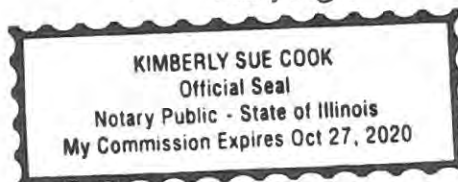
1. Applicant BULLMASTIFF CONSTRUCTION COMPANY, LTD.
 Address 11947 S HARLEM AVE, STE 200
 City PALOS HEIGHTS State IL Zip 60463
2. Nature of Benefit Sought SPECIAL USE PERMIT
3. Nature of Applicant: (Please check one)
☐ Natural Person (a)
☒ Corporation (b)
☐ Land Trust/Trustee (c)
☐ Trust/Trustee (d)
☐ Partnership (e)
☐ Joint Venture (f)
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
Developer, Builder, General Contractor
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:
- | NAME | ADDRESS | INTEREST |
|-------------------|------------|-------------|
| <u>DEB HOWARD</u> | [REDACTED] | <u>100%</u> |
| | | |
| | | |
| | | |
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
SELF

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

Subscribed and sworn to before me this 18th day of December A.D. 2019

(seal)

Notary Public





Kendall County Soil & Water
Conservation District

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



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: BULLMASTIFF CONSTRUCTION CO, LTD

Address: 11947 S HARLEM AVE, STE 200

City, State, Zip: PALOS HEIGHTS, IL 60463

Phone Number: () 815.405.5693

Email: bullmastiffconstruction@gmail.com

Contact Person: MICHAEL COOK

26316 MAPLEVIEW DR

PLAINFIELD, IL 60585

() 815.577.1707 X101

mcook@cookenggroup.com

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

Site Location & Proposed Use

Township Name SEWARD Township 35 N, Range 8 E, Section(s) 24

Parcel Index Number(s) 09-24-100-012

Project or Subdivision Name DOGGY DAYCARE

Number of Acres 8.492

Current Use of Site AGRICULTURAL

Proposed Use DOGGY DAYCARE/VETERINARY CLINIC

Proposed Number of Lots 1

Proposed Number of Structures 1

Proposed Water Supply WELL

Proposed type of Wastewater Treatment SEPTIC

Proposed type of Storm Water Management WET DETENTION, RESTRICTED RELEASE

Type of Request

☐ Change in Zoning from _____ to _____

☐ Variance (Please describe fully on separate page)

☒ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: KENDALL

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

☒ **Plat of Survey/Site Plan** – showing location, legal description and property measurements

☒ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.

☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies

☐ **NRI fee** (Please make checks payable to Kendall County SWCD)

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

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

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

Fee for first five acres and under \$ 375.00

4 Additional Acres at \$18.00 each \$ 72

Total NRI Fee \$ 447

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

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

Petitioner or Authorized Agent

Date

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

FOR OFFICE USE ONLY

NRI# _____ Date initially rec'd _____ Date all rec'd _____ Board Meeting _____
Fee Due \$ _____ Fee Paid \$ _____ Check # _____ Over/Under Payment _____ Refund Due _____



Applicant: Cook Engineering Group
Contact: Michael Cook
Address: 26316 Mapleview Drive
 Plainfield, IL 60585

IDNR Project Number: 2004691
Date: 12/05/2019
Alternate Number: 2018-107

Project: DOGGY DAYCARE
Address: NEC BELL ROAD & RIDGE RD, KENDALL COUNTY

Description: PROPOSED DOGGIE DAYCARE AND ANIMAL HOSPITAL

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation 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. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:
 35N, 8E, 24



IL Department of Natural Resources
Contact
 Adam Rawe
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction
 KENDALL COUNTY
 MATT ASSELMEIER
 111 WEST FOX STREET
 YORKVILLE, Illinois 60560

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

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

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

Attachment 1, Page 27
Please fill out the following findings of fact to the best of your capabilities. §13.08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. THE PETITIONER HAS SUBMITTED DETAILED PLANS INDICATING THAT MEASURES WILL BE TAKEN TO ENSURE THAT THE DOGGY DAYCARE / BOARDING SUITES AND VETERINARY CLINIC OPERATIONS WILL NOT HAVE A NEGATIVE IMPACT ON PUBLIC HEALTH, SAFETY, MORALS, COMFORT, OR GENERAL WELFARE.

That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.

THE LOCATION OF THE STRUCTURE, PARKING AND OUTDOOR PLAY AREAS FOR THE PROPOSED DOGGY DAYCARE / BOARDING SUITES AND VETERINARY CLINIC MAINTAIN THE REQUIRED DISTANCE FROM NEARBY RESIDENTIAL DISTRICTS AND STRUCTURES. FENCING WILL BE PROVIDED TO ENLOSE DOGS IN THE PLAY AREA AND A SUBSTANTIAL AMOUNT OF LANDSCAPING AND BERMS WILL PROVIDE SCREENING FROM ADJACENT ROADWAYS AND PROPERTIES. NO LIGHTING ASSOCIATED WITH THE OPERATION WILL SPILL ONTO ADJACENT PROPERTIES.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.

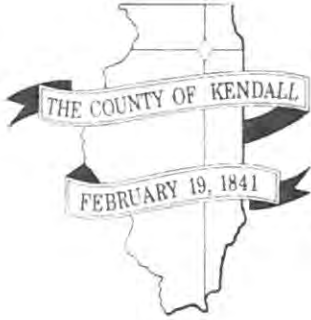
THE PROPOSED FACILITY WILL BE PROVIDED ADEQUATE UTILITIES IN THE WAY OF WELL WATER AND A SEWER/SEPTIC SYSYTEM. ADEQUATE INGRESS/EGRESS HAS BEEN PROVIDED VIA BELL RD AND WILL BE PERMITTED THROUGH KENDALL COUNTY HIGHWAY DEPARTMENT AND SEWARD TOWNSHIP AS REQUIRED. STORMWATER MANAGEMENT WILL BE PROVIDED AS REQUIRED AND PERMITTED THROUGH KENDALL COUNTY.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals

THE PROPOSED DEVELOPMENT CONFORMS TO THE APPLICABLE REGULATIONS OF THE A-1 DISTRICT. NO VARIANCES WILL BE REQUIRED FOR THE DEVELOPMENT.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

THIS SPECIAL USE IS CONSISTENT WITH THE LRMP WHICH INDICATES THE PROPERTY SHALL BE USED AS COMMERCIAL.



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

I, BULLMASTIFF CONSTRU understand that Kendall County uses the services of a
Applicant Name

consultant for engineering reviews and inspections and that I will be responsible for
payment of services on DOGGY DAYCARE project. I authorize the consulting
Project Name
services to proceed.

☒ IF THIS IS **NOT** PART OF A BUILDING PERMIT APPLICATION, PLEASE CHECK THE BOX AND
COMPLETE THIS SECTION:

I hereby submit a deposit of \$1,250.00 payable to the **Kendall County Treasurer**
\$ Amount

to be used by Kendall County to reimburse consultant for charges invoiced for work
done in the review, approval and inspection of the proposed improvements.

I understand that if the deposit is depleted that I may be required to replenish the deposit
to have work proceed.

I further understand that Kendall County will not issue a Building Permit or a Certificate of
Occupancy as the case may be until I provide payment or proof of payment for the
engineering services.

Signature of Applicant [REDACTED]

Date: 12.18.19

PLAT OF LEGAL DESCRIPTION

LEGAL DESCRIPTION

THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER
OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN THE TOWNSHIP OF SEWARD, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 1

THAT PART OF THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER THENCE NORTH 01 DEGREES 45 MINUTES 20 SECONDS WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 579.95 FEET TO THE SOUTH LINE OF THE 80 FOOT WIDE NATURAL GAS PIPELINE EASEMENT AS DESCRIBED IN BOOK 103 PAGE 333 IN KENDALL COUNTY RECORDS; THENCE SOUTH 85 DEGREES 47 MINUTES 08 SECONDS EAST, ON SAID SOUTH LINE, 683.71 FEET TO THE EAST LINE OF THE WEST 680.00 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 20 SECONDS EAST, ON SAID EAST LINE, 507.99 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 10 MINUTES 23 SECONDS WEST, ON SAID SOUTH LINE, 680.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2

THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, EXCEPT THAT PART DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER THENCE NORTH 01 DEGREES 45 MINUTES 20 SECONDS WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 579.95 FEET TO THE SOUTH LINE OF THE 80 FOOT WIDE NATURAL GAS PIPELINE EASEMENT AS DESCRIBED IN BOOK 103 PAGE 333 IN KENDALL COUNTY RECORDS; THENCE SOUTH 85 DEGREES 47 MINUTES 08 SECONDS EAST, ON SAID SOUTH LINE, 683.71 FEET TO THE EAST LINE OF THE WEST 680.00 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 20 SECONDS EAST, ON SAID EAST LINE, 507.99 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 10 MINUTES 25 SECONDS WEST, ON SAID SOUTH LINE, 680.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

PARCEL 2

VACANT PARCEL CONTAINING
11.508 ACRES MORE OR LESS
OF WHICH 0.565 ACRE LIES
WITHIN DEDICATED RIDGE ROAD

75' NATURAL GAS PIPELINE
COMPANY OF AMERICA EASEMENT
PER DOC NO. 138639

PARCEL 1

VACANT PARCEL CONTAINING
8.492 ACRES MORE OR LESS
OF WHICH 0.465 ACRE LIES
WITHIN DEDICATED RIDGE ROAD

EXCEPTION TO PARCEL 2

Notes

1. *This Survey was fielded on 04-23-2018.*
2. *The horizontal datum is the Illinois State Plane Coordinate System East NAD 83.*
3. *For building restrictions as established by local ordinances not shown hereon, consult your local municipal authorities.*
4. *Do not scale dimensions from this map.*
5. *Call J.U.L.L.E. at 1-800-892-0123 for field location of all underground utilities prior to any digging or construction.*
6. *Utilities and improvements shown hereon based on visible field verified structures.*
7. *Compare all points in field prior to any construction and report any discrepancies to surveyor at once.*
8. *The Surveyed Parcel was performed without the benefit of a current Title Commitment and does not purport to show all easements affecting said Parcel.*
9. *The Surveyed Parcel lies in Zone X (areas determined to be outside the 0.2% annual chance floodplain) as graphically depicted on FEMA Flood Insurance Rate Map No. 17093C0225H, revised January 8, 2014.*
10. *The Overall Surveyed Parcel contains 20.000 acres, more or less of which 1,030 acres lies within Dedicated Ridge Road.*
11. *The land division shown hereon was under the direction of the Land Owner.*

[illegible]**MINOOKA**

BULLMASTIFF CONSTRUCTION CO.
DOGGY DAY CARE

BELL ROAD & RIDGE ROAD PLAT OF LEGAL DESCRIPTION

ILLINOIS

DRAWN: CSH	CHK'D. ECC
DESIGNED: -	APPRV'D: ECC
DATE: JANUARY 4, 2019	
SCALE: 1" = 50'	

PROJECT NUMBER
1850-7044

State of Illinois)
County of Will) SS

I, Eric C. Cox, an Illinois Land Surveyor, do hereby certify that the existing conditions shown hereon is a true and correct representation thereof of the Legal Descriptions.

Dated this 4th day of January, 2019

Eric C. Cox
Illinois Professional Land Surveyor No. 035-3604
Renewal Date: November 30, 2020
DLZ Industrial Surveying, Inc. Professional Design

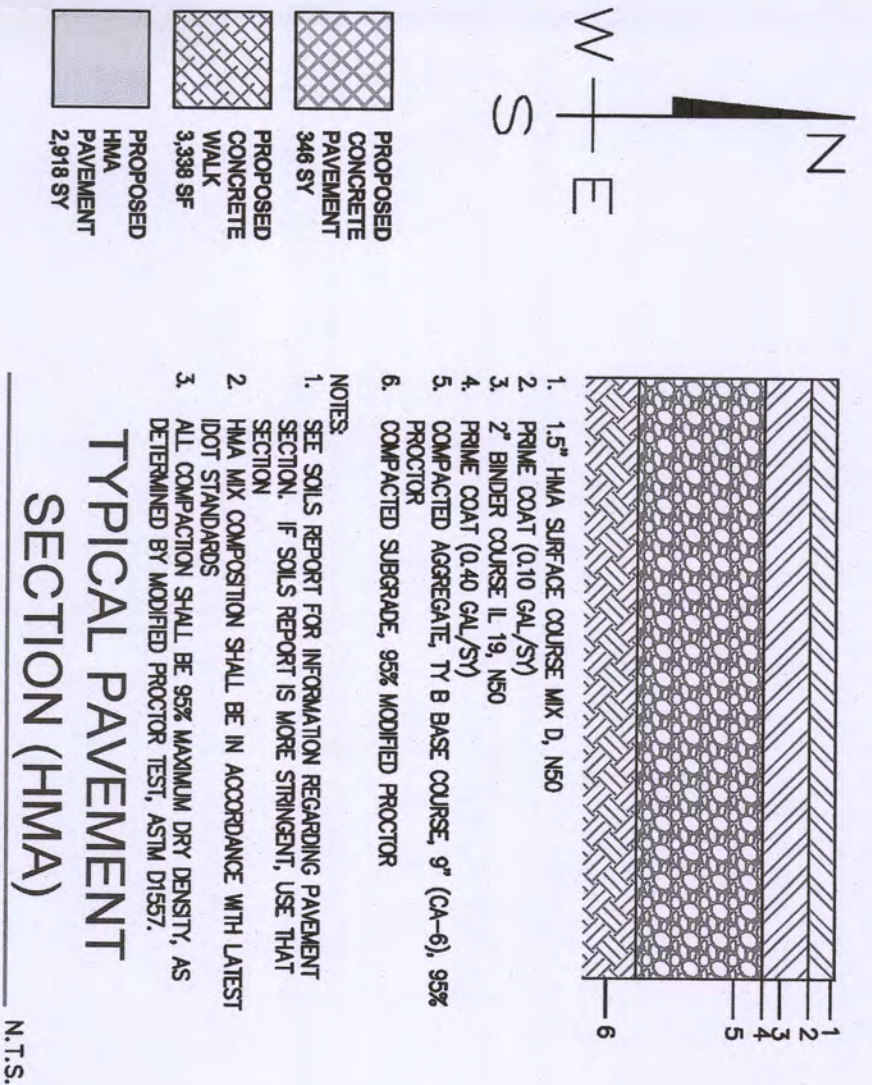
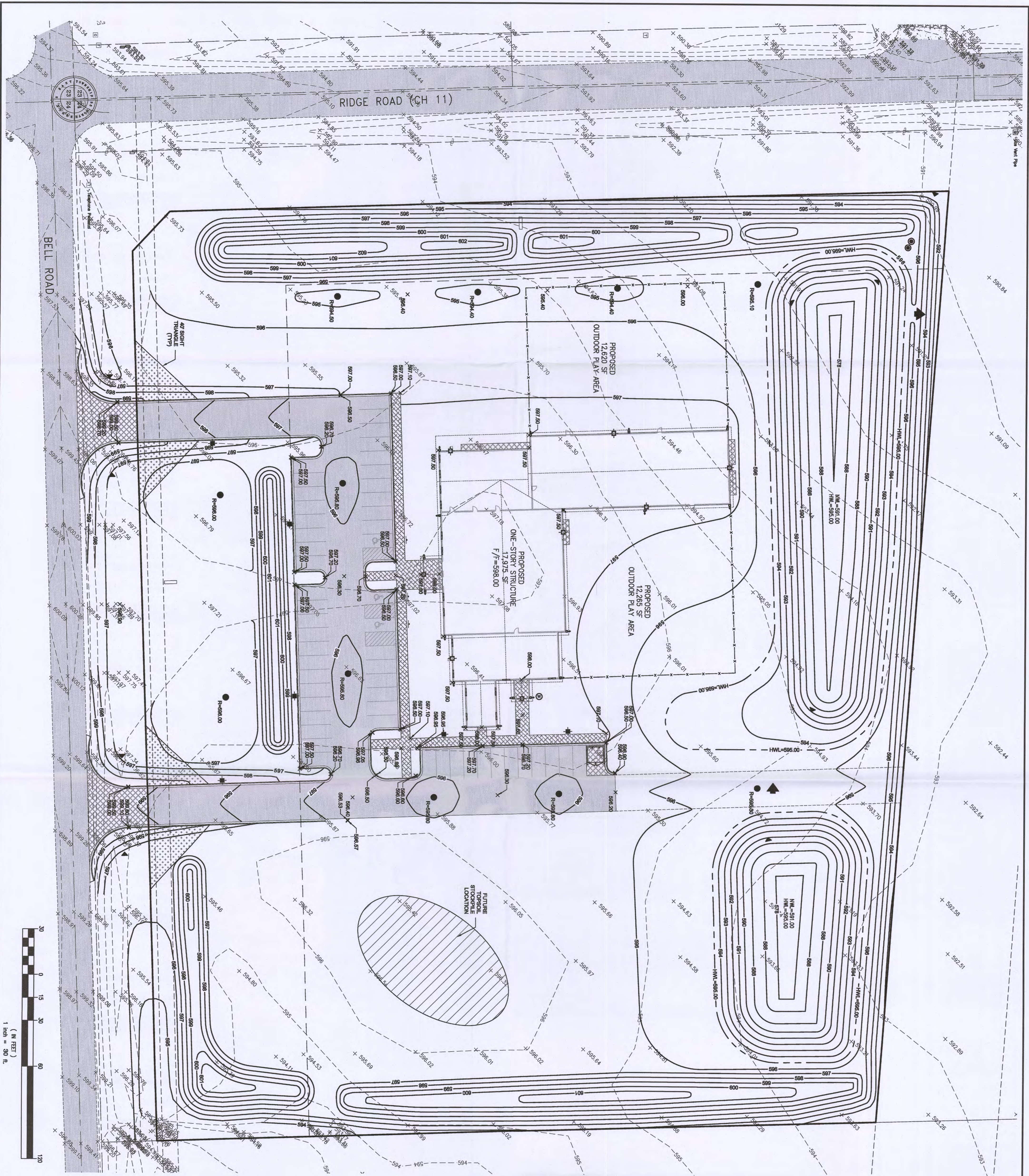
DLZ Industrial Surveying, Inc. Professional Design Firm 184002815



DLZ

INDUSTRIAL SURVEYING, INC.

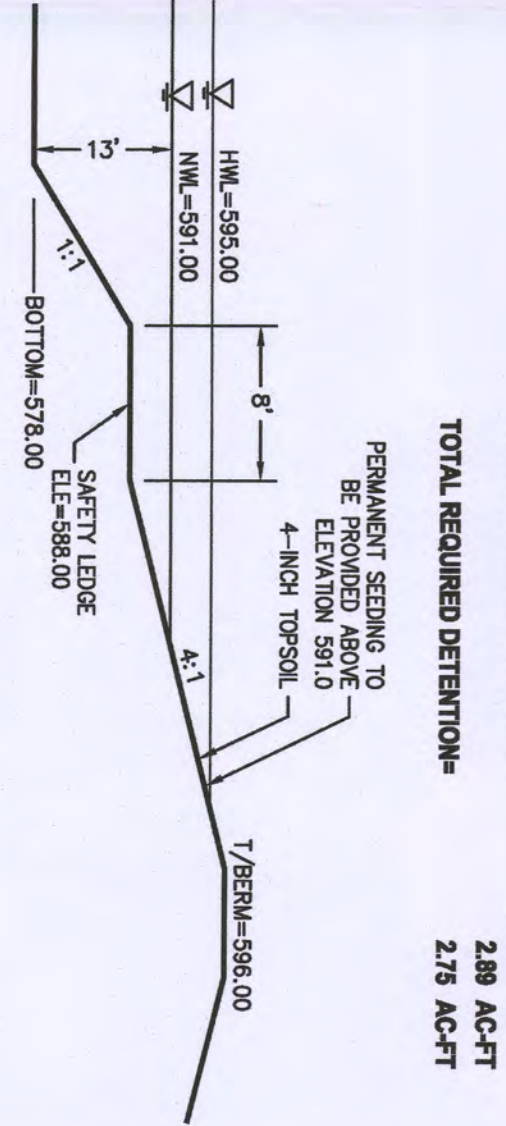
80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849



TYPICAL CONCRETE PAVEMENT SECTION
N.T.S.

PROVIDED DETENTION VOLUME - EAST BASIN			
ELEVATION (FT)	AREA (SF)	DISTANCE (FT)	CUMULATIVE VOLUME (CF)
591.00	8,192	1.00	8,192
592.00	9,652	1.00	17,844
593.00	11,259	1.00	29,103
594.00	12,984	1.00	42,087
595.00	14,764	1.00	56,851

PROVIDED DETENTION VOLUME - EAST BASIN			
ELEVATION (FT)	AREA (SF)	DISTANCE (FT)	CUMULATIVE VOLUME (CF)
591.00	13,994	1.00	13,994
592.00	16,827	1.00	30,821
593.00	19,381	1.00	50,202
594.00	23,425	1.00	73,627
595.00	28,670	1.00	102,297



PROJECT NOTES:

- BUILDING LAYOUT TAKEN FROM ARCHITECTURAL PLANS PREPARED BY LESTER BUILDINGS, ARCHITECT DATED 07/26/2019.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST EDITIONS OF THE ILLINOIS CONSTRUCTION CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST EDITIONS OF THE ILLINOIS CONSTRUCTION CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST EDITIONS OF THE ILLINOIS CONSTRUCTION CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST EDITIONS OF THE ILLINOIS CONSTRUCTION CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST EDITIONS OF THE ILLINOIS CONSTRUCTION CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST EDITIONS OF THE ILLINOIS CONSTRUCTION CODE.

COOK
ENGINEERING
GROUP

Civil Engineering & Land Development Consulting

26316 Mapleview Drive
Plainfield, IL 60585
815.577.1707 T 815.577.2595 F
www.cookengrpgroup.com

PRELIMINARY GRADING PLAN

DOGGY DAYCARE

NEC BELL ROAD & RIDGE ROAD

KENDALL COUNTY, IL

PREPARED FOR
BULLMASTIFF CONSTRUCTION
11947 S HARLEM AVE, STE 200
PALOS HEIGHTS, IL 60463
815.405.5883

MS. DEB HOWARD

CEG JOB NUMBER
2018-107

SCALE:
1" = 30'

DRAWN BY:
EKH

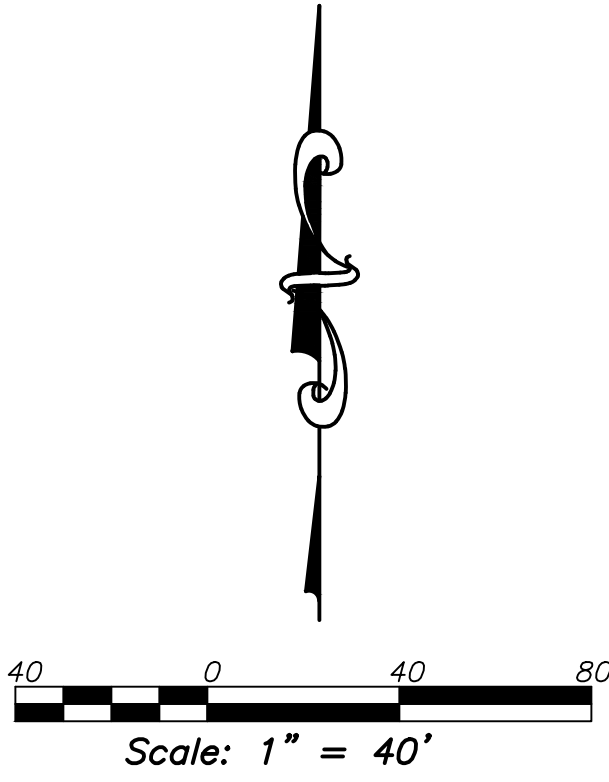
CHECKED BY:
MDC

DATE:
11/22/2019

SHEET:
2 of 2









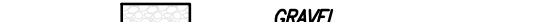

Copyright 2019

TOPOGRAPHIC SURVEY



FOUND MAG NAIL
@ NW CORNER,
NW $\frac{1}{4}$, SEC 24-35-8

LEGEND

- | | |
|---|--------------------------------|
|  | POWER POLE |
|  | FOUND REBAR |
|  | GAS MARKER |
|  | TELEPHONE PEDESTAL |
|  | AS-STAKED SOIL BORING LOCATION |
| XXX.X | GROUND SPOT ELEVATION |
| XXX.XX | HARD SURFACE ELEVATION |
| XXX.XXEP | EDGE OF PAVEMENT ELEVATION |
| XXX.XXEG | EDGE OF GRAVEL ELEVATION |
| ---XX--- | EXISTING CONTOUR |
|  | PAVEMENT |
|  | GRAVEL |
|  | CONCRETE |
|  | OVERHEAD ELECTRIC LINE |
|  | SUSPECTED PIPELINE LOCATION |

P.I.N. 09-23-200-022
WILLIAM J & PAMELA KUNKE
A-1 AGRICULTURAL DISTRICT

P.I.N. 09-23-200-002
JUDITH PATRICK TIERNEY
A-1 AGRICULTURAL DISTRICT

P.I.N. 09-23-200-021
A-1 AGRICULTURAL DISTRICT

P.I.N. 09-24-100-011
A-1 AGRICULTURAL DISTRICT

680.00' N 88°10'23" E

Legal Description

THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, ALL IN KENDALL COUNTY, ILLINOIS.

BENCHMARKS

BM - NGS PID DP5482

STATION IS LOCATED 22 FT SOUTH OF THE
EDGE OF PAVEMENT OF US HIGHWAY 52, 44 FT
EAST OF THE EXTENDED EAST EDGE OF
PAVEMENT OF PRIVATE ENTRANCE '1455' US
HIGHWAY 52 AND 12 FT NORTH OF A FENCE

ELEV: 589.76 (NAVD 88,

SITE BM - 60D NAIL IN POWER POLE
~558' NORTH OF BELL ROAD ON EAST
SIDE OF RIDGE ROAD

ELEV: 592.36 (NAVD 88,

Notes:

1. This Survey was fielded on 04-23-2018, 11-07-2019 and 11-11-2019. Topography Survey of an area requested by the Client.
2. The horizontal datum is the Illinois State Plane Coordinate System East Zone NAD 83 and the vertical datum is NAVD 88.
3. For building restrictions as established by local ordinances not shown herein, consult your local municipal authorities.
4. Do not scale dimensions from this map.
5. Call J.U.L.I.E. at 1-800-892-0123 for field location of all underground utilities prior to any digging or construction.
6. Utilities and improvements shown herein based on visible field verified structures.
7. Compare all points in field prior to any construction and report any discrepancies to surveyor at once.
8. The Surveyed Parcel was performed without the benefit of a current Title Commitment and does not purport to show all easements affecting said Parcel.
9. The Surveyed Parcel lies in Zone X (areas determined to be outside the 0.2% annual chance floodplain) as graphically depicted on FEMA Flood Insurance Rate Map No. 17093C0225H, revised January 8, 2014.
10. The Surveyed Parcel is Zoned A-1 Agricultural Kendall County.
11. All adjacent parcels are presently zoned A-1 Agricultural District. Parcel 08-23-200-011 is zoned A1-SU (Ordinance 06-38).
12. Developer: Bullmastiff Construction Co.
11947 S. Harlem Ave., Suite 200
Palos Heights, IL 60463

NO.	REVISION	BY	DATE
1	UPDATED NOTES AND LOT ZONING	CSH	12/19/19
2			
3			
4			
5			
6			
7			
8			
9			
10			

7126T0

MINOOKA

COOK ENGINEERING GROUP
DOGGY DAY CARE

BELL RD & RIDGE RD TOPOGRAPHY SURVEY

DRAWN: CSH	CHK'D: ECC
DESIGNED: -	APPRV'D: ECC
DATE: 11/11/19	
SCALE: 1" = 50'	
PROJECT NUMBER	
1950-7126-70	

CHK'D. ECC

APPRV'D: ECC

/19

0'

BER

126-70

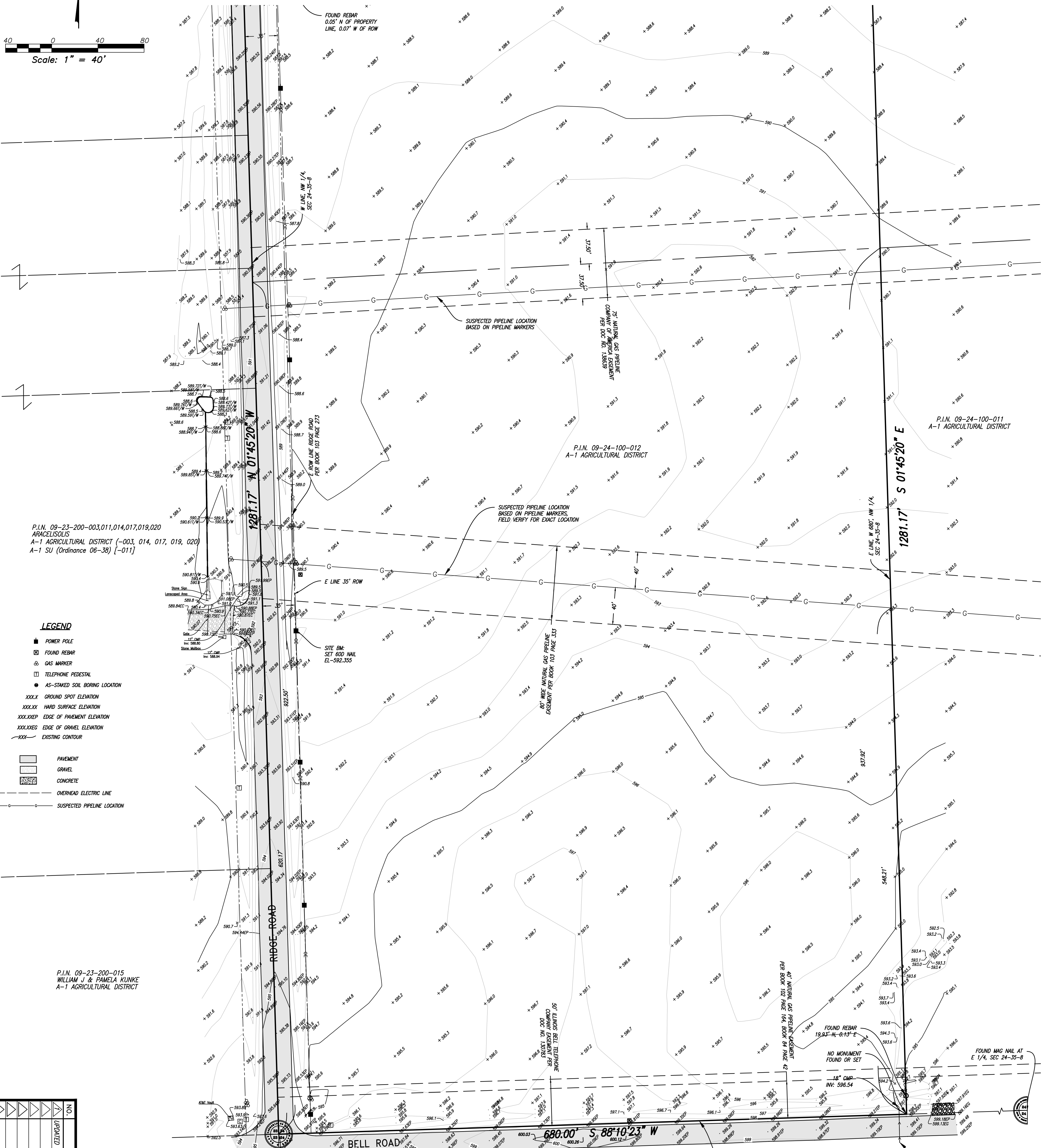


TOPOGRAPHIC SURVEY

Legal Description

THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, ALL IN KENDALL COUNTY, ILLINOIS.

Scale: 1" = 40'



BENCHMARKS:

BM - NGS PID DP5482

STATION IS LOCATED 22 FT SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 44 FT EAST OF THE EXTENDED EAST EDGE OF PAVEMENT OF PRIVATE ENTRANCE '1455' US HIGHWAY 52 AND 12 FT NORTH OF A FENCE

ELEV: 589.76 (NAVD 88)

SITE BM - 600 NAIL IN POWER POLE ~558' NORTH OF BELL ROAD ON EAST SIDE OF RIDGE ROAD

ELEV: 592.36 (NAVD 88)

P.I.N. 09-24-300-005
A-1 AGRICULTURAL DISTRICT

State of Illinois }
County of Will } SS

I, Eric C. Cox, an Illinois Land Surveyor, do hereby certify that the existing conditions shown hereon is a true and correct representation thereof.

This professional service conforms to the current Illinois minimum standards for topographic surveys.

Field Work Completed on November 11th, 2019

Dated this 19th day of December, 2019

Eric C. Cox
Illinois Professional Land Surveyor No. 035-3604
Renewal Date: November 30, 2020
DLZ Industrial Surveying, Inc. Professional Design Firm 18402815



MINOOKA

ILLINOIS

COOK ENGINEERING GROUP
DOGGY DAY CARE

BELL RD & RIDGE RD
TOPOGRAPHY SURVEY

DRAWN: CSH
DESIGNED: -
DATE: 11/11/19
SCALE: 1" = 50'

PROJECT NUMBER
1950-7126-70

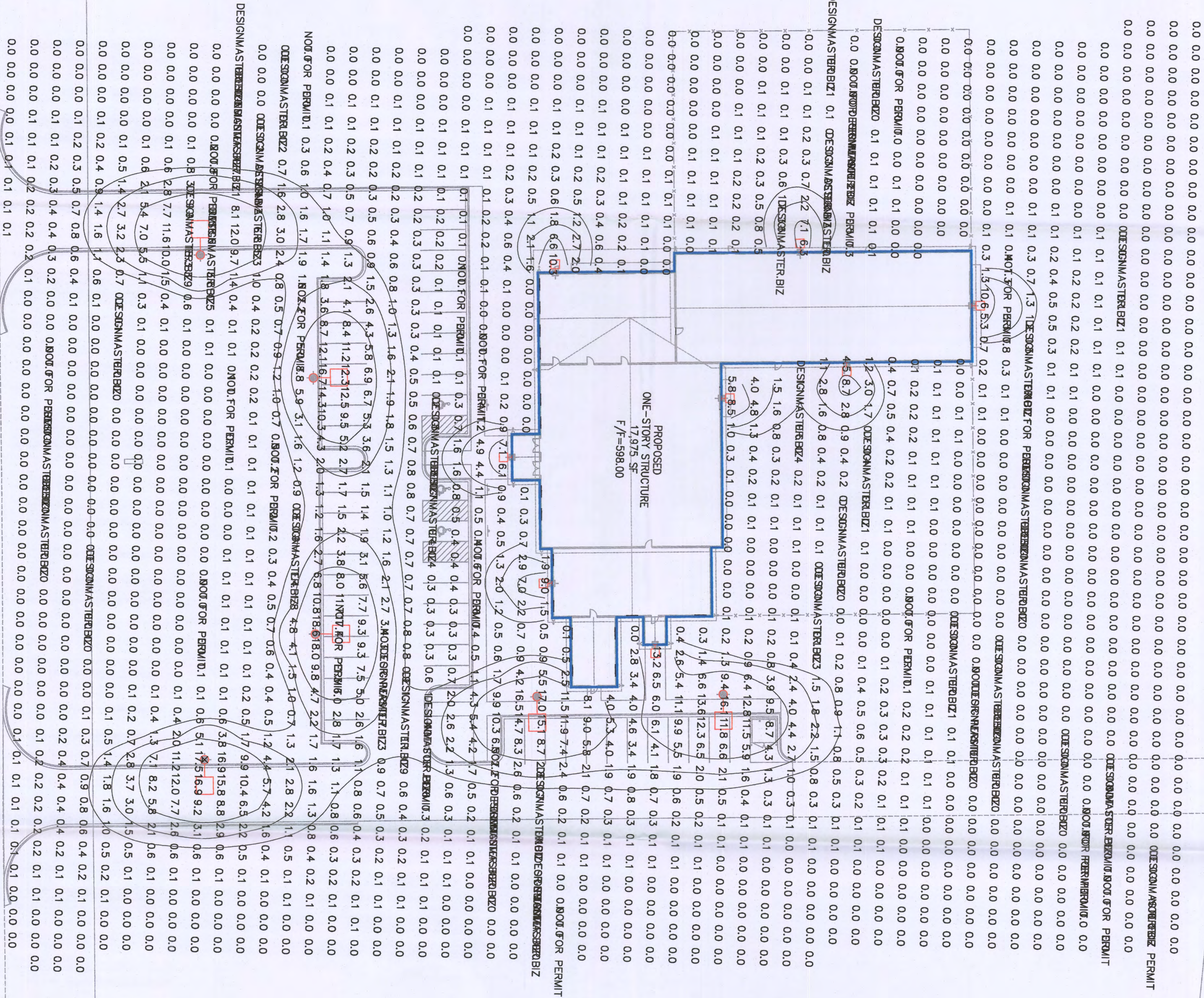
DLZ
INDUSTRIAL SURVEYING, INC.

80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849



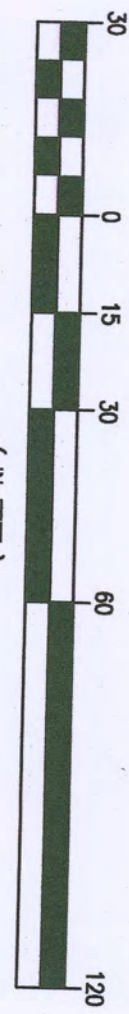
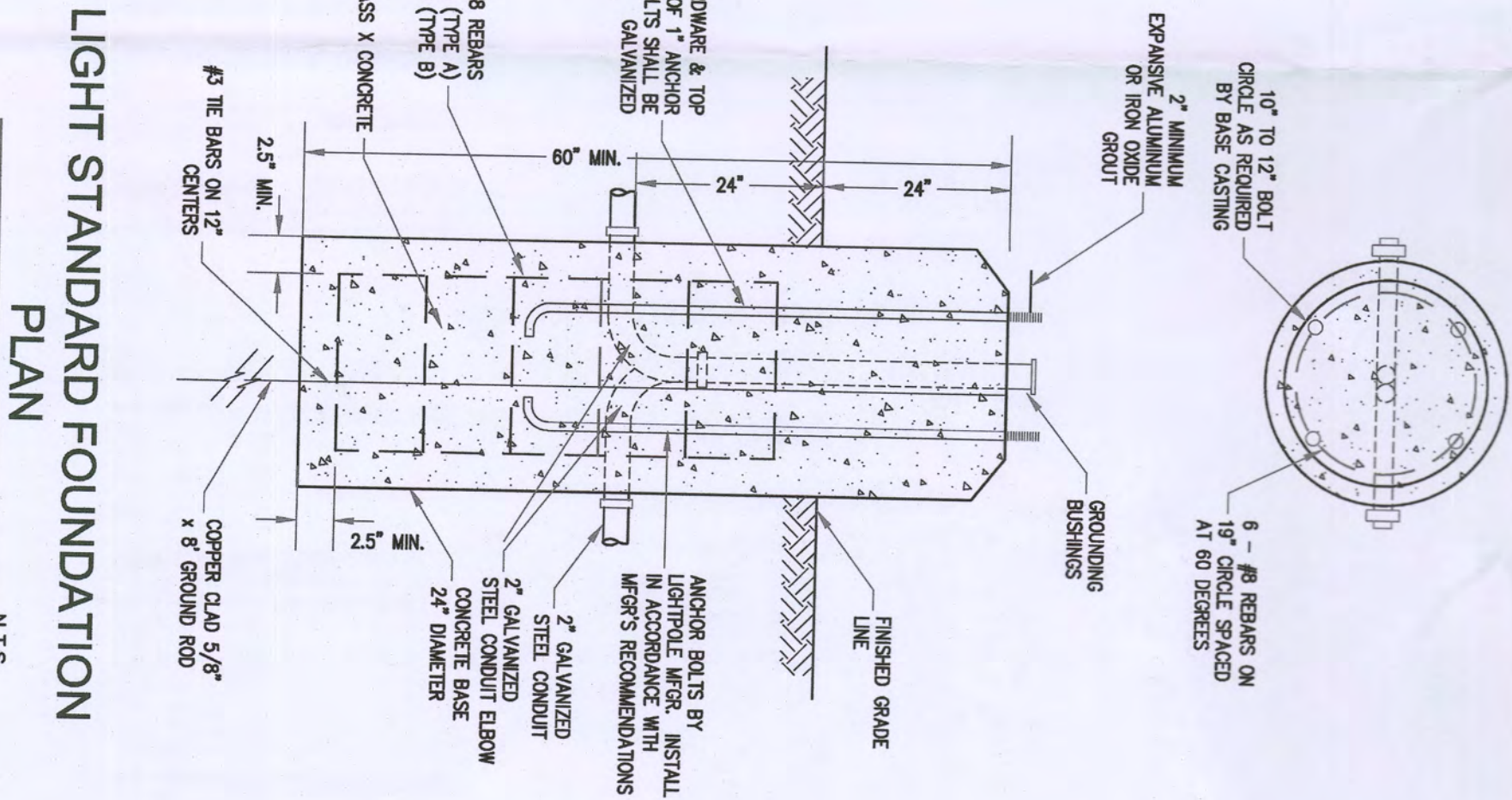
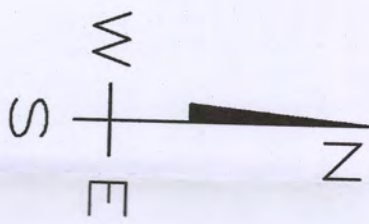
RIDGE ROAD (CH 11)

BELL ROAD



LUMINAIRE SCHEDULE			
SYMBOL	QTY	MANUFACTURER/DESIGN/MASTER TYPE/BEAM/ANGLE	ELEVATION
	6	(1) 300W	26'50"
866-516-9497	8	(1) 5503	WALL

GENERAL PHOTOMETRIC SCHEDULE	
SUPPORT@DESIGNMASTER	28
MAXIMUM FOOT-CANDLES	18.6
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	18.64 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.98 / 0.00



#	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



Civil Engineering & Land Development Consulting
26316 Mapleview Drive
Plainfield, IL 60585
815.577.1707 T 815.577.2595 F
www.cookengr.com

PRELIMINARY
PHOTOMETRIC PLAN
DOGGY DAYCARE
NEC BELL ROAD & RIDGE ROAD
KENDALL COUNTY, IL

PREPARED FOR
BULMASTIFF CONSTRUCTION
11947 S HARLEM AVE, STE 200
PALOS HEIGHTS, IL 60463
815-405-5683

MS. DEB HOWARD

CEG JOB NUMBER
2018-107

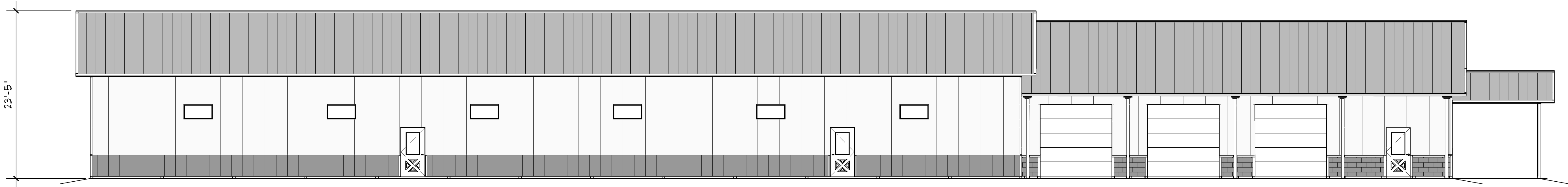
SCALE:
1" = 30'

DRAWN BY:
EKH

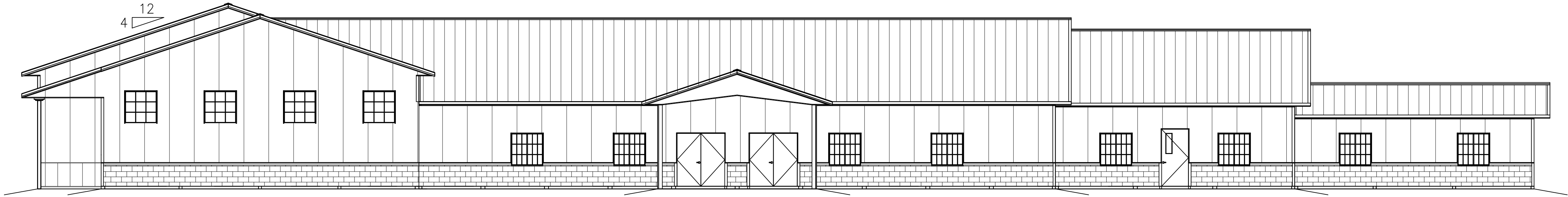
CHECKED BY:
MDC

DATE:
12/13/2019

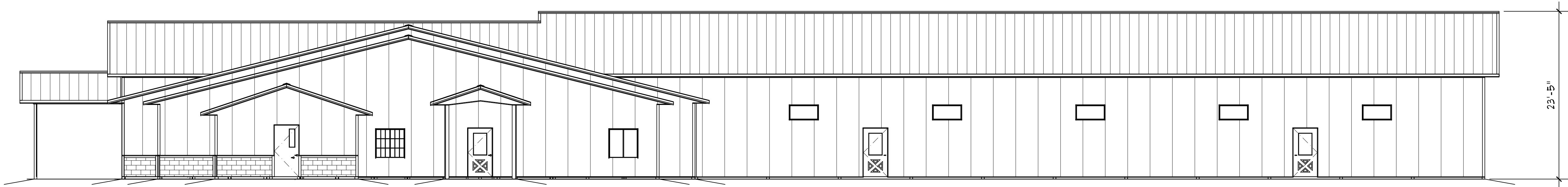
SHEET:
1 of 1



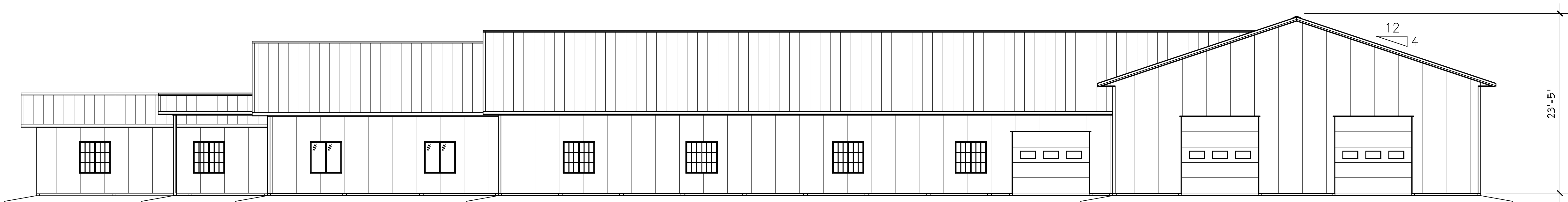
WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

BUILDING COLORS

ROOF METAL	QUAKER GRAY	SLDG DR PANEL	---
SIDEWALL	SNOW WHITE	SLDG DR VERTS	---
ENDWALL	SNOW WHITE	SLDG DR JAMB TR	---
GABLES	---	SLDG DR TRACK	---
BASE	PEWTER GRAY	OVHD DR PANEL	---
CORNER	PEWTER GRAY	OVHD DR TRIM	---
EAVE/FASCIA	QUAKER GRAY	WALK DR	SNOW WHITE
GABLE/RAKE	QUAKER GRAY	WALK DR TRIM	SNOW WHITE
SOFFIT	SNOW WHITE	WINDOW	HAYFIELD WHITE
WAINSCOT	PEWTER GRAY	WINDOW TRIM	HAYFIELD WHITE
ACCENT PANEL	---	SIG DR FIELD	---
GABLE LOUVER	---	SIG DR TRIM	---
INSUL WL BATTEN	---	SIG DR JAMB TR	---
RIDGE CAP	QUAKER GRAY	SIG DR WINDOW	---
RIDGE VENT	---	SIG DR TRACK	---
CUPOLA ROOF	---	LARGE DOOR	---
CUPOLA BODY	---	LARGE DOOR TRIM	---
CUPOLA BASE	---	DUTCH DR FRAME	---
GUTTER	---	DUTCH DR INSERT	---
DOWNSPOUT	---	SHINGLES	---
PORCH ROOF	QUAKER GRAY	MANSARD ROOF	---
PORCH COL CVR	SNOW WHITE	MANSARD EAVE	---
PORCH CRWN/BLK	SNOW WHITE	MANSARD SOFFIT	---
PORCH SOFT/CLG	SNOW WHITE	MODERRA	---
CLEAR OPNG TR	---	BOX STALL GRILLS	---
CURTAIN OPNG TR	---		

gregory e. lyons, architect
635 trotter drive
cool city, il 60416

815-634-4726 home
815-634-3400 office
815-364-0359 fax
815-210-8089 cell

gregory.lyons@sbcglobal.net

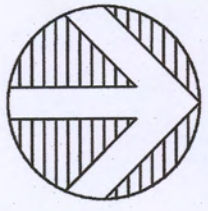
VETERINARY CLINIC and DOGGY DAY CARE CENTER FOR:
BULLMASTIFF CONSTRUCTION COMPANY
BELL ROAD, MINOOKA, IL 60444

project no. 1810
date 12/11/2019
issued for Approval

Building Elevations

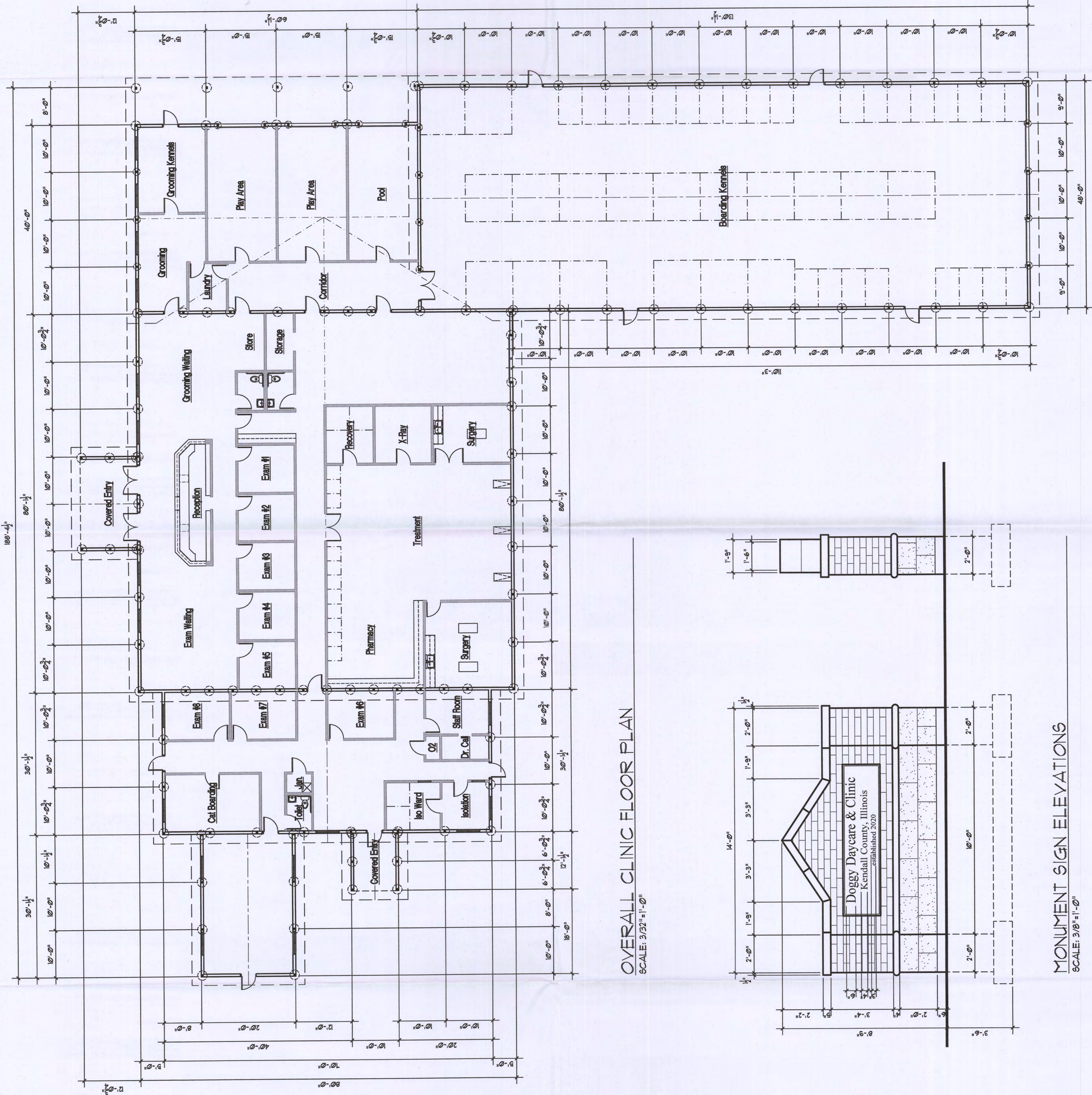
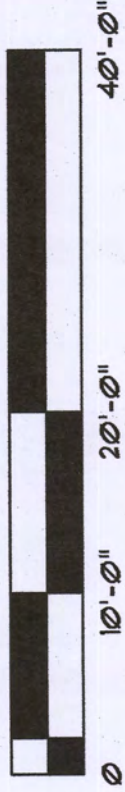
A2.00

COPYRIGHT © 2018 GREGORY E. LYONS, ARCHITECT RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



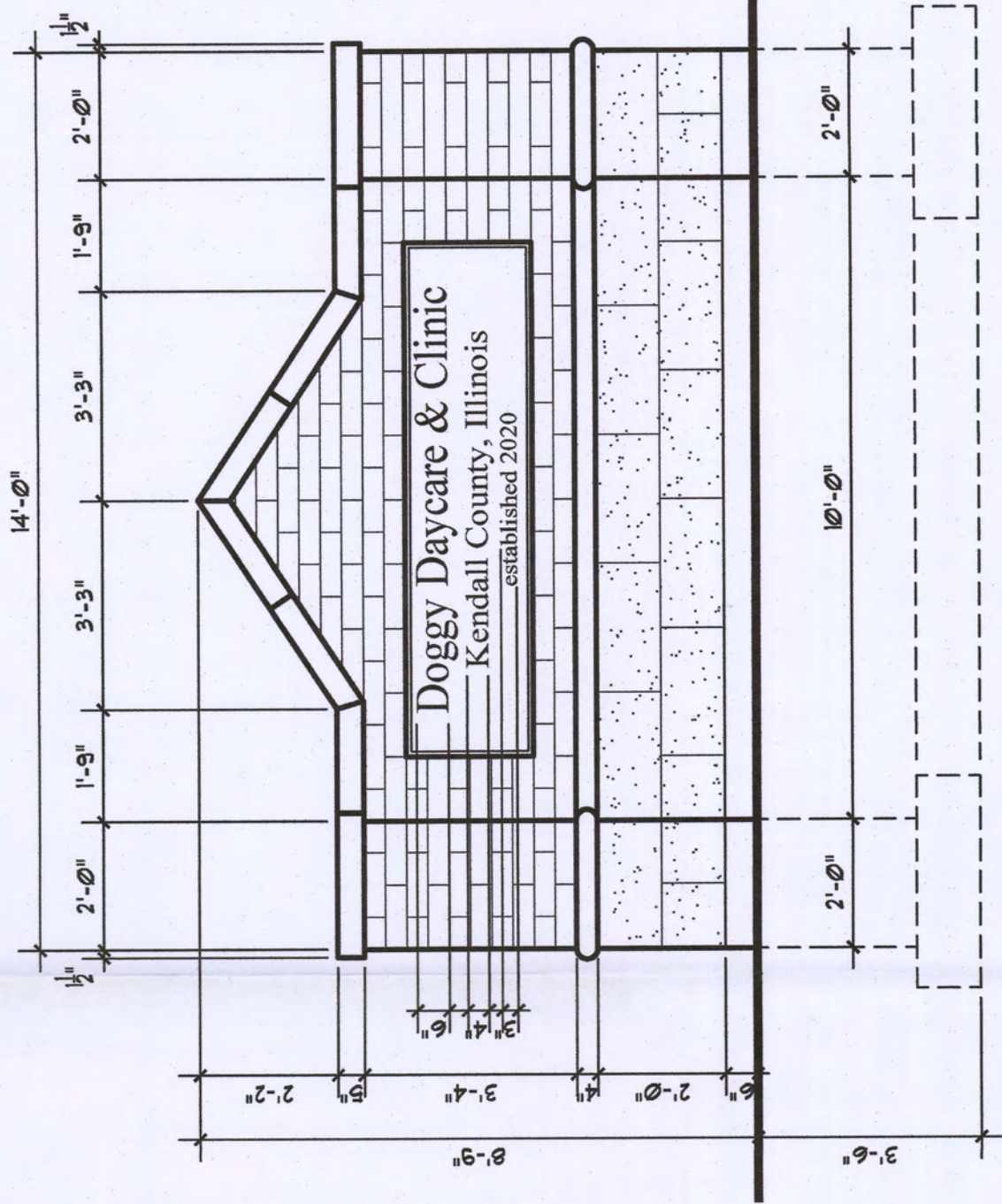
NORTH

SCALE: 3/32" = 1'-0"



OVERALL CLINIC FLOOR PLAN

SCALE: 3/32" = 1'-0"



MONUMENT SIGN ELEVATIONS

SCALE: 3/8" = 1'-0"

DEVELOPER:
BULLMASTIFF CONSTRUCTION CO.
1941 S. HARLEY AVE. SUITE 200
PALOS HEIGHTS, IL 60463
MR. DEB HOWARD

SPACE EGRESS INFORMATION	
10000 NET SF	ROOF SIZE (NET OR GROSS IN SF)
ASSEMBLY	OCCUPANCY TYPE
20	TOTAL NUMBER OF OCCUPANTS
20	NET or GROSS SF PER OCCUPANT

EXIT EGRESS INFORMATION	
34"	CLEAR OPENING (INCHES)
110	EGRESS CAPACITY (PEOPLE)
150	ANTICIPATED EGRESS LOAD (PEOPLE)

Overall Floor Plan

A1.00

project no. 1810
date 12/11/2019
issued for Approval

VETERINARY CLINIC and DOGGY DAY CARE CENTER FOR:
BULLMASTIFF CONSTRUCTION COMPANY
BELL ROAD, MINOOKA, IL 60444

GREGORY E. LYONS, architect
gregory lyons architect
c/o d. lyons
815-634-4726 home
815-634-3400 office
815-364-0359 fax
815-210-8089 cell

gregory.lyons@global.net

COPYRIGHT © 2018 GREGORY E. LYONS, ARCHITECT RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



PLAT OF DEDICATION

LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1281.17 FEET OF THE WEST 680.00 FEET OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SEWARD, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 45 MINUTES 20 SECONDS WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 579.95 FEET TO THE SOUTH LINE OF THE 80 FOOT WIDE NATURAL GAS PIPELINE EASEMENT AS DESCRIBED IN BOOK 103 PAGE 333 IN KENDALL COUNTY RECORDS; THENCE SOUTH 85 DEGREES 47 MINUTES 08 SECONDS EAST, ON SAID SOUTH LINE, 883.71 FEET TO THE EAST LINE OF THE WEST 680.00 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 20 SECONDS EAST, ON SAID EAST LINE, 507.99 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 10 MINUTES 23 SECONDS WEST, ON SAID SOUTH LINE, 680.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

LEGAL DESCRIPTION - DEDICATION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 01 DEGREES 45 MINUTES 20 SECONDS WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 579.95 FEET TO THE SOUTH LINE OF THE 80 FOOT WIDE NATURAL GAS PIPELINE EASEMENT AS RECORDED IN BOOK 103 PAGE 333 IN KENDALL COUNTY RECORDS; THENCE SOUTH 85 DEGREES 47 MINUTES 08 SECONDS EAST, ON SAID SOUTH LINE, 75.41 FEET TO A POINT THAT IS 75.00 FEET NORMALLY DISTANT EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 20 SECONDS EAST, PARALLEL WITH SAID WEST LINE, 511.43 FEET; THENCE SOUTH 46 DEGREES 50 MINUTES 36 SECONDS EAST, 33.50 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 12 SECONDS EAST, 579.86 FEET TO THE EAST LINE OF THE WEST 680.00 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 45 MINUTES 20 SECONDS EAST, ON SAID EAST LINE, 36.37 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 10 MINUTES 23 SECONDS WEST, ON SAID SOUTH LINE, 680.00 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 1.498 ACRES MORE OR LESS OF WHICH 0.485 ACRE WAS PREVIOUSLY DEDICATED FOR ROADWAY PURPOSES.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF KENDALL)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS ____ DAY OF _____, A.D., 2019.

BY: _____ ATTEST:

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF KENDALL)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 2019.

BY: _____ NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF KENDALL)

I, _____ COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF KENDALL, ILLINOIS. DATED THIS ____ DAY OF _____, A.D. 2019.

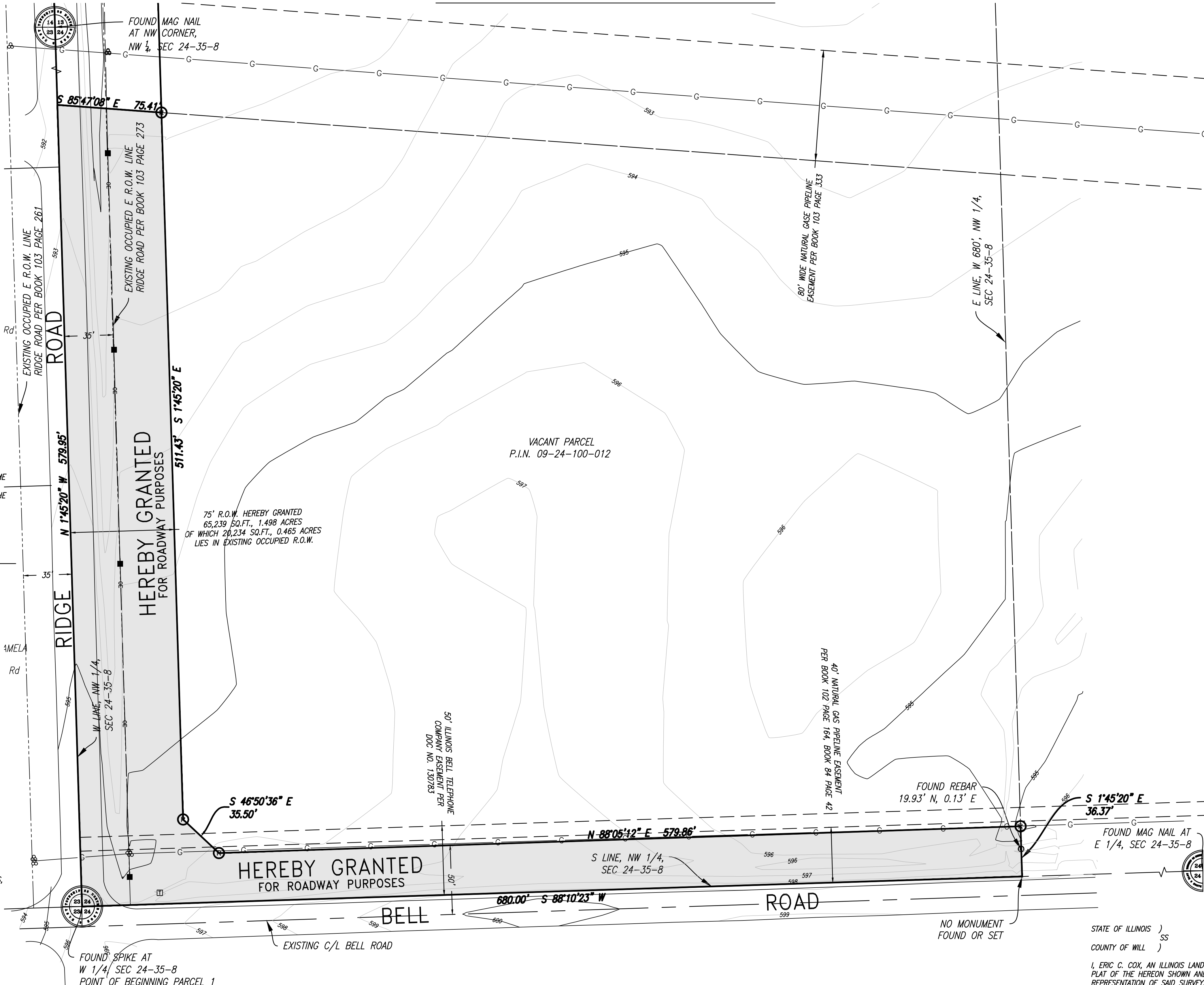
KENDALL COUNTY CLERK

COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF KENDALL)

THIS DEDICATION HEREBY ACCEPTED FOR PUBLIC ROAD PURPOSE THIS ____ DAY OF _____, 2019.

COUNTY ENGINEER



NOTES:

- 1) THE SURVEYED PARCEL IS ZONED A-1.
- 2) THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
- 3) NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT. NOTIFY SURVEYOR IMMEDIATELY WITH ANY DISCREPANCIES SHOWN HEREON.
- 4) THE PARCEL TO BE DEDICATED WAS NOT UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY.
- 5) THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE NAD 83.
- 6) ALL MONUMENTS SET ARE 5/8" REBAR
- 7) THIS SURVEY WAS PREPARED FOR BULLMASTIFF CONSTRUCTION CO., 11947 S. HARLEM AVE, SUITE 200 PALOS HEIGHTS, IL 60463

STATE OF ILLINOIS)
COUNTY OF WILL)

I, ERIC C. COX, AN ILLINOIS LAND SURVEYOR DO HEREBY ATTEST THAT I HAVE SUPERVISED THE SURVEY OF AND HAVE ASSEMBLED THE PLAT OF THE HEREON SHOWN AND DESCRIBED PARCEL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED ON APRIL 24, 2018.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2019

ERIC C. COX
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3604
RENEWAL DATE: NOVEMBER 30, 2020
DLZ INDUSTRIAL SURVEYING, INC. PROFESSIONAL DESIGN FIRM 184002815
RENEWAL DATE: APRIL 30, 2019



DRAFT

MINOOKA

BULLMASTIFF CONSTRUCTION CO.
DOGGY DAY CARE

NEC BELL ROAD & RIDGE ROAD
PLAT OF DEDICATION

ILLINOIS

DRAWN: CSH
DESIGNED: -
DATE: 2/18/19
SCALE: 1" = 40'
PROJECT NUMBER
1850-7044

NO.

CHK'D: ECC
APPR'D: ECC
NO.
NO.
NO.
NO.
NO.
NO.

REVISION

BY

DATE

SHEET 1

OF 1

DRAWING NUMBER

7044DED



RIDGE ROAD

BELL ROAD

HARE ROAD

227

Matt Asselmeier

From: Rodney Bradberry <rbradberry@minookafire.com>
Sent: Monday, January 6, 2020 1:41 PM
To: Matt Asselmeier
Subject: [External]FYI

Matt,

Just an FYI, I am sure you are aware of this; however, if not (see attachment) this location will be required staffed at all times or have a sprinkler system/fire alarm.

<https://www.chicagotribune.com/news/breaking/ct-kennel-fire-safety-law-20190807-ytkwawanybfmroj6hb32yps2pq-story.html>

Any questions please contact me.

Thanks.

Rodney Bradberry
Fire Inspector

Minooka Fire Protection Distric
7901 E. Minooka Rd.
Minooka IL 60447
Direct: 815-467-5637
Cell: 815-531-9967

--

This email was Malware checked by UTM 9. <http://www.sophos.com>

Matt Asselmeier

From: Engel_Natalie <nengel@vil.shorewood.il.us>
Sent: Monday, January 6, 2020 5:29 PM
To: Matt Asselmeier
Cc: Chrissie_Kelley
Subject: [External]ZPAC Meeting

Hi Matt,

Happy New Year!

Kelley and I will not be able to attend tomorrow's ZPAC meeting but wanted to provide some comments regarding the projects within 1 ½ miles of Shorewood's boundaries.

Petitions 19-37, 19-38 and 19-39

We met with Dan Kramer to discuss the projects. We provided some feedback and suggestions regarding the site layout and zoning uses. He was open to our comments and agreed to carry them back to his clients.

They will be submitting applications to the Village and we hope to bring forward their proposals for discussion at our February 5, 2020 Planning and Zoning Commission meeting. I will touch base with you when we have applications and a staff report.

Petition 19-47

Our main concerns regarding the Doggy Day Care project are about noise impacts on the neighbors. We are comfortable that you are addressing these concerns so we defer to you on this project.

When the site and engineering plans are available, please have the applicants send over a copy to Shorewood so that we can determine whether they trigger our Subdivision and Development Ordinance.

Thank you Matt! Please let us know if you have any questions or need any information from us.

Natalie Engel, AICP

Village Planner



Village of Shorewood

One Towne Center Blvd | Shorewood, IL 60404

815.553.2314

--

This email was Malware checked by UTM 9. <http://www.sophos.com>

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
January 7, 2020 – Unapproved Meeting Minutes**

PBZ Chairman Matthew Prochaska called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Matthew Prochaska – PBZ Committee Chair
Aaron Rybski – Health Department

Absent:

Megan Andrews – Soil and Water Conservation District
Greg Chismark – WBK Engineering, LLC

Audience:

Anne Vickery, Dan Kramer, Mike Cook, and Ron Smrz

AGENDA

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

MINUTES

Mr. Guritz made a motion, seconded by Commander Langston, to approve the November 5, 2019, meeting minutes. With a voice vote of all ayes, the motion carried unanimously.

PETITIONS

Petition 19-34 Ronald Smrz on Behalf of the Ronald Smrz Trust

Mr. Asselmeier stated that the changes from the last time the Petitioner appeared at ZPAC were that the site had been reduced to space for fifty-one (51) parking stalls, the new hours of operation would be from 6:00 a.m. until 9:00 p.m., six (6) new light poles would be installed, seven (7) evergreens would be planted southeast of the parking area, and the Petitioner would monitor the site for motor vehicle related leaks and remove the contaminated gravel.

Mr. Asselmeier asked Mr. Smrz how he would control the parking area in relation to the hours of operation. Mr. Smrz indicated that the lock for the gate would have a timer.

A stormwater permit will be required, if the special use permit is approved.

Commander Langston asked about access for first responders to the gated area. Mr. Smrz said that he would give a passcode to the Sheriff and local fire protection district.

No offices and no restroom facilities would be onsite.

Mr. Klaas made a motion, seconded by Mr. Rybski, to recommend approval of the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-37 John Dollinger on Behalf of Hansel Ridge, LLC

Dan Kramer, Attorney for the Petitioner, explained his client was purchasing approximately eight (18) acres for the athletic facility and indoor and outdoor storage facility. East of the proposed storage facility, approximately three point five (3.5) acres would be left vacant for future commercial development.

Mr. Kramer felt that the proposed uses would complement educational uses and retail uses.

Mr. Kramer acknowledged the traffic concerns at the intersection of Route 52 and County Line Road. The busy time for the athletic facility would be between the end of October and the beginning of spring. Games would occur the entire weekend. The Petitioners would like to start construction in the spring and be fully operational by fall. A traffic study was forthcoming. He believed that it would be difficult to have a left-turn lane going north. Traffic could be directed down Baltz Road. A view corridor could be considered.

Mr. Asselmeier read an email from the Village of Shorewood. The proposal will be reviewed at the Shorewood Planning Commission meeting in February 2020.

Mr. Rybski made a motion, seconded by Ms. Briganti, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-38 John Dollinger on Behalf of Hansel Ridge, LLC and Jason Shelley on Behalf of Goprobball, LLC

Mr. Kramer explained the structure of the domed athletic facility.

Mr. Kramer believed that the proposed use will work well with the adjacent school property and nearby residential developments.

Approximately eight (8) fastball teams train at the company's existing facility and nine (9) additional teams are planned to be added at this proposed facility.

Ms. Vickery asked the square footage of the dome. Mr. Kramer said that the dome is approximately eighty thousand (80,000) square feet.

The final size of the detention pond has not been determined; it will be wet-bottomed.

A pre-annexation agreement with Shorewood is under consideration. A Chatham annexation was not desired.

Mr. Rybski requested that Mr. Kramer consider the septic needs of future commercial businesses that could locate on the property.

Mr. Kramer noted that Shorewood wanted the special use only on the storage portion of the property and that the property be subdivided to separate the storage use from the rest of the property.

Mr. Klaas made a motion, seconded by Mr. Guritz, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-39 John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelley on Behalf of Goprobball, LLC, and James and Denise Maffeo

Mr. Kramer noted discussions with Shorewood for a plat of the site.

Mr. Kramer noted the private road at the south end of the site with a utility easement for future utility extensions.

The Petitioners agreed to do a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road. Ten feet (10') inside the right-of-way dedication would be available for utilities.

Shorewood requested that some of the fence be removed and replaced with buildings rearing County Line Road. The site plan will be revised to reflect this request.

The landscaping plan and signage plan needs more definition.

Mr. Kramer requested that the Petition advance to the Planning Commission and he will provide updated plans.

Mr. Klaas made a motion, seconded by Mr. Guritz, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

Petition 19-47 Deb Chow on Behalf of Jade Restorations, Inc. and D. Howard on Behalf of Bullmastiff Construction Company, LTD

Mr. Asselmeier summarized the request.

Jade Restorations, Inc. is working with Bullmastiff Construction Company to construct a kennel and veterinary clinic at the subject property. At this time, Jade Restorations, Inc. has no plans to sell the subject property.

The application material site plan, landscaping plan, photometric plan, and proposed building information were provided.

The property is approximately twenty (20) acres in size, but the special use portion would cover approximately eight point five (8.5) acres.

The future land use is commercial.

Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector. Minooka has a trail planned along Ridge Road. Shorewood has a trail planned along Bell Road.

The adjacent land uses are agricultural in all directions with a farmstead and landscaping business to the west.

The adjacent zoning are A-1 and A-1 SU. There is R-1 zoning within one half (1/2) mile to the east. There are twelve (12) homes located within one half (1/2) mile of the subject property. The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special use to the west is for a landscaping business.

The EcoCat was submitted on December 5, 2019, and consultation was terminated.

The NRI application was submitted on December 18, 2019.

Seward Township was emailed information on December 31, 2019.

The Minooka Fire Protection District was emailed information on December 31, 2019, and they wanted the Petitioner to be aware of the new kennel regulations regarding staffing and sprinkling.

The Village of Shorewood was emailed information on December 31, 2019. They expressed concerns regarding noise, but were comfortable with the County addressing those concerns.

The Village of Minooka was emailed information on December 31, 2019.

According to the information provided to the County, the Petitioners plan to offer veterinary services, pet daycare, boarding, and grooming services. The proposed hours of operation for both uses will be Monday through Friday from 6:00 a.m. until 7:00 p.m. The kennel will employ between fifteen and thirty (15-30) people per day and the veterinary will be employ between fifteen and twenty (15-20) people per day. The kennel will be staffed at all times. Grooming services will be provided as needed. Overlap in employees will occur. The maximum number of animals planned for the kennel forty (40). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset.

As noted in the site plan, the Petitioners plan to construct an approximately eighteen thousand (18,000) square foot building facing south towards Bell Road. The proposed location of the building on the property was placed in accordance to the setback requirements of the Kendall County Zoning Ordinance.

Elevations of the building and rendering of the site were provided.

As noted in building diagram, the building shall consist of waiting areas for grooming and exams, eight (8) exam rooms, a treatment room with pharmacy area, two (2) surgery rooms, an X-ray room, a recovery room, two (2) isolation rooms, a doctor's room, a staff room, a janitorial room, a cat boarding room, three (3) bathrooms, a laundry area, a grooming area, a store, a storage area, a groom kennel, two (2) play areas, a pool, and a boarding kennel area. The building is planned to be slightly over twenty-three feet (23') tall at its highest point and made of metal.

Two (2) approximately twelve thousand (12,000) square foot outdoor play areas are planned on both sides of the kennel wing of the building. A six foot (6') tall cedar fence would be located around the outdoor play area.

Building and Occupancy Permits will be required for the new building.

The site plan shows one (1) raised septic field west of the building and parking lot and one (1) raised septic field south of the parking lot. The proposed well would be located east of the building.

The site plan shows two (2) wet detention ponds on the north side of the subject property. A dual-phase restricted stormwater detention outlet is planned to discharge stormwater at the northwest corner of the site into ditches along the east side of Ridge Road.

If the special use permit is approved, the Petitioners would need to secure a stormwater management permit from Kendall County.

The property fronts Bell Road and two (2) points of ingress/egress are planned from Bell Road.

The Petitioners plan to dedicate right-of-way for a depth of fifty feet (50') along the entire Bell Road frontage of the property and a depth of seventy-five feet (75') along the entire Ridge Road side of the property.

The Petitioners propose to install a fifty-two (52) stall parking lot to the south and east of the building. Three (3) of the spaces would be handicapped accessible.

The Petitioners plan to install six (6) lights along the driveway and in the parking lot. The lights will be LED and on poles a maximum twenty feet (20') in height. There will be an additional eight (8) building mounted lights at various locations around the exterior of the building. Lighting information can be found on the photometric plan.

The Petitioners plan to have one (1) monument sign along Bell Road and one (1) monument sign along Ridge Road. Both signs are planned to be four feet by eight feet (4'X8') and a maximum of eight feet (8') in height. Neither sign will be illuminated.

Per the landscaping plan, the Petitioners plan to install thirty-eight (38) shade trees of various types, seventy-eight (78) evergreen trees of various types, sixty-eight (68) evergreen shrubs of various types, two hundred eighty-two (282) deciduous shrubs of various types, and one hundred fifteen (115) perennials of various types. In addition, a wet-to-mesic prairie seed mix is planned around the stormwater detention ponds.

Berms are planned along the west, east, and southeast corner of the property. An additional berm is planned south of the parking lot. The berms will vary in height from three feet (3') to seven feet (7').

A topsoil stockpile area is planned east of the parking lot.

Noise will be addressed with soundproofing of the building, the fence mentioned previously, the installation of trees and berms, and having the animals indoors by sunset.

The Petitioners plan to install a refuse enclosure at the northern end of the eastern parking lot. The screening shall be either of wood or masonry construction at least seven feet (7') in height. The Petitioners also indicated that they may screen the refuse area with a chain link fence and dense plantings.

If approved, this would be the sixth active special use permit for a kennel and second active special use for a veterinary establishment in unincorporated Kendall County.

Mr. Rybski asked about design engineering and soil analysis. Mr. Cook said that they have retained a septic engineer. Soil tests and percolation tests have not been completed. Mr. Rybski advised Mr. Cook of the requirement of a preliminary meeting with the Health Department regarding the septic system. Mr. Rybski advised Mr. Cook of the well monitoring requirements.

Mr. Klaas said that he was fine with the proposed right-of-way dedication.

Ms. Vickery said that she will review the Bell Road right-of-way dedication.

Mr. Holdiman advised Mr. Cook that the County adopted the 2018 versions of the International Codes.

Mr. Klaas asked if the building would have a basement. Mr. Cook said the building will be slab on grade.

Mr. Asselmeier asked if either business planned to have Saturday hours. Mr. Cook said that drop-offs and pick-ups would not occur on weekends. The clinic could have emergency hours on weekends.

Mr. Asselmeier asked when the landscaping will be installed. Mr. Cook said the landscaping timeline has not been determined. The goal is to open the business late in 2020 or early 2021.

Mr. Asselmeier asked about the frequency of refuse pick-up. Mr. Cook said that pick-up would occur a few times per week.

Mr. Klaas made a motion, seconded by Ms. Briganti, to forward the proposal.

Ayes (8): Asselmeier, Briganti, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski
Nays (0): None
Present (0): None
Absent (2): Andrews and Chismark

The motion passed. The proposal will go to the Kendall County Regional Planning Commission on January 22, 2020.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Petition 19-26 regarding the landscaping business at 276 Route 52 was approved by the County Board.

Petition 19-31 regarding cannabis zoning regulations was approved by the County Board.

Petition 19-35 regarding a kennel at 3601 Plainfield Road was approved by the County Board.

OLD BUSINESS/NEW BUSINESS

Mr. Asselmeier noted that the Kendall County Regional Planning Commission's Annual Meeting will be Saturday, February 1st, at 9:00 a.m.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:50 a.m., adjourned.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Encs.

**KENDALL COUNTY
ZONING & PLATTING ADVISORY COMMITTEE
JANUARY 7, 2020**

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)
Dan Keenan 19-39, 38, + 39	1107 A S. Bridge Nashville, TN	dkeenan@dankeenanlaw.com
MIKE COOK	26316 MAPLEVIEW PLAINFIELD	mcook@cooksgroup.com

Matt Asselmeier

From: Rodney Bradberry <rbradberry@minookafire.com>
Sent: Monday, January 6, 2020 1:41 PM
To: Matt Asselmeier
Subject: [External]FYI

Matt,

Just an FYI, I am sure you are aware of this; however, if not (see attachment) this location will be required staffed at all times or have a sprinkler system/fire alarm.

<https://www.chicagotribune.com/news/breaking/ct-kennel-fire-safety-law-20190807-ytkwawanybfmroj6hb32yps2pq-story.html>

Any questions please contact me.

Thanks.

Rodney Bradberry
Fire Inspector

Minooka Fire Protection Distric
7901 E. Minooka Rd.
Minooka IL 60447
Direct: 815-467-5637
Cell: 815-531-9967

--

This email was Malware checked by UTM 9. <http://www.sophos.com>

Matt Asselmeier

From: Engel_Natalie <nengel@vil.shorewood.il.us>
Sent: Monday, January 6, 2020 5:29 PM
To: Matt Asselmeier
Cc: Chrissie_Kelley
Subject: [External]ZPAC Meeting

Hi Matt,

Happy New Year!

Kelley and I will not be able to attend tomorrow's ZPAC meeting but wanted to provide some comments regarding the projects within 1 ½ miles of Shorewood's boundaries.

Petitions 19-37, 19-38 and 19-39

We met with Dan Kramer to discuss the projects. We provided some feedback and suggestions regarding the site layout and zoning uses. He was open to our comments and agreed to carry them back to his clients.

They will be submitting applications to the Village and we hope to bring forward their proposals for discussion at our February 5, 2020 Planning and Zoning Commission meeting. I will touch base with you when we have applications and a staff report.

Petition 19-47

Our main concerns regarding the Doggy Day Care project are about noise impacts on the neighbors. We are comfortable that you are addressing these concerns so we defer to you on this project.

When the site and engineering plans are available, please have the applicants send over a copy to Shorewood so that we can determine whether they trigger our Subdivision and Development Ordinance.

Thank you Matt! Please let us know if you have any questions or need any information from us.

Natalie Engel, AICP

Village Planner



Village of Shorewood

One Towne Center Blvd | Shorewood, IL 60404
815.553.2314

--

This email was Malware checked by UTM 9. <http://www.sophos.com>

SEWARD TOWNSHIP PLAN COMMISSION MINUTES

JANUARY 14, 2020

The Seward Township Plan Commission met on January 14, 2020 at 6:00 p.m. . Members present included Rob Lombardo, Jessica Nelsen, Eleanor Beutel and Suzanne Casey. Daniel Dugan was absent. Following the pledge to the flag, Chairman Lombard initiated discussion of the two proposals for the evening.

The first presentation was by Michael Cook of Cook Engineering representing the proposal for a Veterinary Clinic/Doggy Daycare on 6.99 acres at the Northeast corner of Bell Road and Ridge Road. The Developer was not present. Grading and drainage, signage and the construction of the buildings was all presented, with clarifying questions asked. A discussion of the traffic on Ridge Road followed, and the corner in question being one that experiences heavy traffic coming north from Minooka. The explanation was that only individuals would be coming and going, and not large numbers of people at one time. Additionally, members questioned the septic and well components of the project, and the explanation of the detailed Department of Public Health review that would be executed at the time of construction seemed to satisfy members present. When questioned as to why this location was selected, it did not appear that it was for business reasons, but rather land available for purchase in an area that seemed desirable for such a business.

In summary, the committee felt that if the grading plans, signage, and construction, landscaping and traffic flow were all considered by the developer, the plan would be an appropriate addition to the township. The motion to approve was made by Jessica, and seconded by Eleanor. Motion to approve carried.

The next proposal for consideration, the construction of a Sports Dome, as well as several storage units, was presented by Daniel Kramer on behalf of the developer, who was not present. Numerous questions were raised by the committee and by public members present. Drainage, septic and well, and landscaping were all presented and questioned. Considerable discussion occurred relative to the storage units, their location, and road access in and out of that facility. Two community members/residents who reside directly next to and across the street from the proposed project were present and expressed concerns. It was the committee's understanding from the presenter, Mr. Kramer, that given the traffic patterns in this congested area, and the expectation for continued growth, there would be road access/widening at the entrance into the storage facility/dome, and a parking lot area that could be expanded into restaurant or other gathering options for individuals coming to the sport dome in the future. This would lessen the potential for congestion/accidents at the entrance off County Line. Additionally, it was clarified that the land being purchased was not from the School District but from the Dollinger family. The Sports Dome would, however, be located adjacent to school district property, and potentially a school in the future. There was less concern expressed for

-2-

the Sports Dome, than for the construction of several storage units. Again, the question was raised as to why this land was selected for the development, and the answer was essentially that it was for sale and in a geographic area close to Shorewood. After lengthy discussion, a motion to approve was made by Jessica Nelson and seconded by Rob Lombardo. Motion carried.

It should be noted that in both presentations, discussion was had regarding the traffic congestion in this area, and the impact of establishing such businesses in areas where traffic/congestion/accidents are already an issue. The committee was advised that traffic management by either County or State follows growth build-out, and until the area grows, and emerging traffic patterns produce a need for road re-routing, traffic lights, etc. will not be considered. For some members, traffic and accidents still remained a concern.

The meeting adjourned at 7:15 p.m.

Minutes submitted by Suzanne Casey

January 15, 2020

STATE OF ILLINOIS
Kendall County
Town of Seward

The Board of Trustees met at the office of the Town Clerk at Seward Town Hall on January 14, 2020.

Present:

Mrs. Jean Homerding, Supervisor
Ms Sharleen Smith, Clerk
Mr. Tom Fleming, Trustee
Mr. Dan Roberts, Trustee
Mr. Jim Martin, Trustee
Mrs. Anne Vickery, Road Commissioner
Mr. Phil Chaney, Trustee

Jean Homerding, Chairperson and Sharleen Smith, Clerk conducted the following business.

The Seward Township January 14, 2020 meeting was called to order at 7:40 p.m. All Trustees were present and there were 6 visitors. After the Pledge of Allegiance, the minutes of the December meeting were read. A motion to approve the minutes was made by Jim Martin and seconded by Tom Fleming. All in favor motion carried. Balances in all funds were reviewed and reported. An itemized list is attached. The following are the balances of the township funds Corporate Fund \$439,530.75, Road and Bridge \$936,523.69, Hard Road \$657,597.49, Special Bridge \$838,562.69, and General Assistance \$6,384.33.

Phil Chaney made a motion to approve the Corporate Fund bills in the amount of \$8,611.37. Jim Martin seconded all members voting, Aye and the motion carried.

Motion to approve the bills in the Road and Bridge Fund in the amount \$27,458.49 was made by Tom Fleming and seconded by Dan Roberts. All members voting Aye, motion carried.

Motion to approve the bills in the Hard Road Fund in the amount \$2,107.69 was made by Jim Martin and seconded by Phil Chaney. All members voting Aye, motion carried.

Correspondence: We received a "thank you" from Joliet Hospice for our donation.

Old Business: none

In new business: There was some discussion about the 2 new businesses applying for a special use permit. Since most of the Trustees were at the Planning Commission meeting, much of their concerns were voiced and reflected in those minutes. However, of special note, for both the Doggy Day Care and Clinic and also the Go pro facility and storage units, it was noted that flooding can be an issue even with the creating of retention ponds. It was asked if the companies had checked out the tiles that were already in the fields and how they were going to impact the new facilities. Both claimed that the retention ponds and sewers would handle the drainage issues. It is still a major concern for the trustees. Also the traffic pattern on Rte 52 for the Go pro facility is a huge concern. This is a terrible intersection now. It was asked if IDOT is involved in a traffic study. Mr Kramer, the lawyer for Go pro said he is trying to get them involved but says that is not his concern, that is an IDOT issue. Again there is strong concern about the safety of Kendall County residents with the added traffic at that intersection. Mr. Kramer stated that they would encourage people to use Baltz Road but that just moves the danger up to around the curve. Dan Roberts made a motion to approve both projects which was the recommendation of the Planning Committee with **STRONG CONCERNS** regarding the drainage issues and the traffic issues. Tom Fleming seconded, all in favor, motion carried.

Tom Fleming discussed possibilities about helping Grundy County and/or Kendall County PADS. No decision was made.

The Tax Abatement Form was presented. This will be the last one as the building is paid off. Dan Roberts made a motion to accept with Tom Fleming seconding. All in favor, motion carried.

In public comments, Officer Kallas of the Kendall County Sheriff's Department stated that there were 32 service calls and 25 traffic stops. He also thanked the Road Commissioner and her staff for the help with the fatal accident on O'Brien and Sherril.

With no further business, a motion to adjourn was made Dan Roberts and seconded by Jim Martin. All members voted Aye, motion carried. Meeting adjourned at 8:10 p.m.

Our next scheduled meeting is February 11, 2020 at 7:30pm

Attest

Sharleen Smith/ Clerk

Attachment 17, Page 1
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

*Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois*

Unapproved - Meeting Minutes of January 22, 2020 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:01 p.m.

ROLL CALL

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Bill Davis, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, and Claire Wilson

Members Absent: Karin McCarthy-Lange and Ruben Rodriguez

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Ron Smrz, Dan Kramer, Emily Hoffmann, Michael Cook, Deb Chow, Pat Colaric, Sylvia Torto, Mike Torto, Len Pfaff, Laurie Pfaff, Ron Zier, Zach, Morerod, and Kyle Breyne

APPROVAL OF AGENDA

Member Bledsoe made a motion, seconded by Member Casey, to approve the agenda. With a voice vote of seven (7) ayes, the motion carried.

APPROVAL OF MINUTES

Member Bledsoe made a motion, seconded by Member Davis, to approve the minutes of the October 23, 2019 meeting. With a voice vote of seven (7) ayes, the motion carried.

PUBLIC HEARING

19-37 John Dollinger on Behalf of Hansel Ridge, LLC

The Kendall County Regional Planning Commission started their review of this Petition at 7:02 p.m.

Mr. Asselmeier summarized the Petition.

Hansel Ridge, LLC would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately eighteen point seven more or less (18.7 +/-) acres located on the northern half of the property currently addressed as 195 Route 52. If approved, the Petitioner would like to rezone the property to allow an athletic facility and a storage business to be located on the property; both of these requests were submitted as separate petitions.

The application materials were provided. A map showing the property was provided; the northern portion of the property is the subject of this Petition.

The adjacent land uses were agricultural or agricultural related. The adjacent zonings were agricultural or agricultural with a special use permit. The Land Resource Management Plan calls for the area to be Suburban Residential and Public/Institutional. The zonings within one half (1/2) mile were agricultural or agricultural with a special use permit.

Pictures of the property were provided.

The property owner is not requesting a change in the Future Land Use Map for the southern twenty-one more or less (21 +/-) acres of their property. Their property will remain classified as Public/Institutional on the Future Land Use Map.

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

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

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

Petition information was sent to Seward Township on October 21, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding traffic congestion and the potential for increased vehicular accidents. Discussion also occurred regarding drainage. The property's proximity to Shorewood and its location were the reasons for seeking the change to the Land Resource Management Plan and for the requested map amendments and special use permits. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting are included were provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting were provided.

Petition information was sent to the Village of Shorewood on October 21, 2019. The Village of Shorewood submitted an email on January 6, 2020, stating that they were in discussions with the Petitioner and would have further review at the Village's February 5th Planning and Zoning Commission meeting. This email was provided.

The Troy Fire Protection District has no objections to commercial uses as this location.

ZPAC reviewed this proposal at their meetings on November 5, 2019, and January 7, 2020. At the November 5th meeting, discussion occurred regarding well and septic service at the site. The Petitioner agreed to a right-of-way dedication along the County Line Road frontage. At the January 7th meeting, the Petitioner provided updated septic information and updated traffic information. The final size of the detention pond had yet been determined. The Petitioner was working on a pre-annexation agreement with Shorewood that would allow the Village to annex the property when the property becomes contiguous to the Village. It was noted that the Village of Shorewood would like the special use to apply to only the storage portion of the property and that the acreage between the storage units and County Line Road be zoned business without a special use permit and that a formal subdivision occur. The Petitioner agreed to a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road including a ten foot (10') dedication for utilities. It was also noted that the Village of Shorewood requested the removal of some fencing and the reorientation of some of the storage buildings. It was noted that the landscaping plan and signage plan required more definition. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without objection; two (2) members were absent. The minutes of these meetings were provided.

The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional.

Will County gives deference to the Village of Shorewood. Will County favors suburban development, whether that be commercial or residential, in this area.

The subject property was originally planned to be a future school location. The southern portion of the subject property and the property immediately to the north of the subject property are both planned to be Public/Institutional. In addition, the property to the west and the property to the north are both owned by the Minooka School District 111. A school could still be placed in the area. Therefore, uses that support and that are not in conflict with educational related uses, including many commercial uses, could be placed on the subject property.

Because commercial uses require site plan approval, because the Village of Shorewood's Comprehensive Plan calls for this property to be Commercial, and because many commercial uses could be placed on the subject property that would complement education uses, Staff recommends approval of the requested change.

Chairman Ashton opened the public hearing at 7:10 p.m.

Member Davis asked if any of the farm buildings would be removed. Dan Kramer, Attorney for the Petitioner, responded no; the farm buildings are not located on the portion of the property under consideration for the map change.

Pat Colaric, County Line Road, requested clarification of the request. Mr. Asselmeier explained that the existing Future Land Use Map calls for this property to be Public/Institutional. The Petitioner would like to rezone the property to commercial uses. One (1) of the criteria used to evaluate the rezoning from agricultural to business was consistency with the Land Resource Management Plan. The Petitioner needs the Future Land Use Map changed in order to have the rezoning request be consistent with the Land Resource Management Plan. Chairman Ashton said that the zoning portion of the request will occur later in the meeting. Mr. Colaric was concerned about commercial uses in the area because of traffic concerns.

Member Hamman asked if Minooka School District had any input on the proposal. Mr. Asselmeier responded that Minooka School District owns the property to the west and to the north of the subject property. The School District still has plans to use their property for educational purposes. The School District was notified of the hearing.

Dan Kramer, Attorney for the Petitioner, testified that the southern portion of the property would not be sold as part of the requested rezoning. Mr. Kramer explained the types of sports teams that would use the athletic facility. The athletic facility would have an indoor baseball field. The School District favors the idea. This facility would be four (4) times bigger than the facility on Galena Road. Mr. Kramer requested approval of the amendment to the Land Resource Management Plan.

Chairman Ashton adjourned the public hearing at 7:16 p.m.

Member Nelson made a motion, seconded by Member Casey, to recommend approval of Petition 19-37.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Nays (0): None

Absent (2): McCarthy-Lange and Rodriguez

The motion carried. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

The Kendall County Regional Planning Commission concluded their review of Petition 19-37 at 7:17 p.m.

PETITIONS

19-34 Ronald Smrz on Behalf of the Bank of Lyon Trust

Mr. Asselmeier summarized the request.

Ron Smrz, on behalf of Bank of Lyon Trust, would like to establish a storage business for boats and RVs at the subject property. The application material and amended site plan were provided. The Petitioner updated the site plan in December to address stormwater management concerns.

The property was granted a special use permit for the retail sale of nursery stock through Ordinance 1985-10, a copy of which was provided. This proposal will not impact the existing special use permit.

The property is approximately seventeen (17) acres in size, but the special use area is approximately one (1) acre in size.

The current land use is agricultural. The future land use is rural residential. Route 71 is a State maintained highway and is considered a Scenic Route at the subject property. Yorkville has a trail planned along Route 71. There is a farmable wetland on the property consisting of approximately a tenth (0.1) of an acre. The adjacent land uses are agricultural, single-family residential, and farmstead. The adjacent zonings are A-1, A-1 SU, R-1, R-3, and R-3 PUD. The Land Resource Management Plan calls for the area to be rural residential. The nearby zonings are A-1, A-1 SU, A-1 BP, R-3, RPD-2, and R-3 PUD.

The special use permit to the north is for a campground. The special use permit to the east is for a landscaping business.

Lyon Farm is located south of the subject property.

The Richard Young and Lyon Forest Preserves are in the vicinity.

The aerial of the property was provided.

Pictures of the property were provided.

EcoCat submitted on June 6, 2019, as part of the Wetland Delineation Report and found the Fox River INAI Site and Yorkville Seep INAI Site in the area. The entire Wetland Delineation Report was provided. The Petitioner submitted a formal EcoCat on December 23, 2019, and no negative impacts were foreseen.

NRI application submitted on August 2, 2019. The NRI Report was not available.

Oswego Township was emailed the original information on September 24, 2019. The revised site plan was emailed on December 31, 2019.

The Bristol-Kendall Fire Protection District was emailed the original information on September 24, 2019. The revised site plan was emailed on December 31, 2019.

The United City of Yorkville was emailed the original information on September 24, 2019. The revised site plan was emailed on December 31, 2019. Yorkville will be reviewing this proposal at their February meetings.

ZPAC met on this proposal on October 1, 2019. Discussion occurred at that meeting regarding obtaining a variance to the Stormwater Management Ordinance. In the ensuing months, the Petitioner decided not to pursue the variance and amended the site plan to meet the requirements of the Kendall County Stormwater Management Ordinance. ZPAC reviewed the revised site plan at their meeting on January 7, 2020, and recommended approval of the proposal with no objections. The minutes of the October ZPAC meeting were provided. The minutes of the January ZPAC meeting were provided.

According to revised site plan, the Petitioner plans to offer rental space for fifty-one (51) parking stalls which is down from the two hundred (200) rental units in the original proposal. The proposed hours of operation are daily from 6:00 a.m. until 9:00 p.m.

Prospective renters would meet with the Petitioner at the property at a pre-arranged time to view the property, sign a contract, and receive their access code. The Petitioner plans to use the existing storage building as the office for the business.

The Petitioner and his wife would be the only employees of the business.

No new structures are planned for the property. A new occupancy permit might be required for the existing storage building.

The location of the well was shown on the proposed site plan south of the existing house. No bathrooms or potable water sources would be available to patrons of the storage business.

The Petitioner indicated that the storage area would have a gravel base.

The site plan shows the proposed use to be away from the farmable wetland.

The Petitioner plans to monitor the site for motor vehicle related leaks and would remove contaminated gravel from the property.

The property fronts Route 71 and an existing access point off of Route 71 exists.

The Illinois Department of Transportation provided comments regarding this proposal. A new access permit will be required.

Parking will occur in the gravel areas east of the existing building.

The Petitioner provided a lighting plan showing six (6) new light poles, each twenty feet (20') in height. The lighting plan was provided.

The Petitioner plans to install a sign along Route 71. The sign must meet all of requirements of the Kendall County Zoning Ordinance and must not be illuminated.

The Petitioner plans to remove the three (3) existing Norway Spruce trees. The Petitioner plans to plant seven (7) evergreens that will be between approximately four feet and six feet (4'-6') in height at the time of planting. The evergreens will be placed southeast of the parking area. The evergreens will be planted by the end of May 2020. A vegetative swale is also planned for south of the parking area.

The Petitioner indicated that the storage area will have a chain-link fence around the storage area. The fence is planned to be six feet (6') in height.

There will be a twenty foot (20') wide automatic gate on the east side of the storage area to control access to the area. The lock on the gate will be timed to prevent patrons from accessing the property during non-business hours. The gate will be adjacent to the shed.

A security monitoring system will also be installed with cameras on the shed shown.

The Petitioner agreed to provide the Sheriff's Department and Bristol-Kendall Fire Protection District with a passcode to access the gate.

No information was provided regarding noise control.

No new odors are foreseen.

While very little trash or litter is expected to be generated by the proposed, no plans for litter control were provided.

If approved, this would be the fifth active special use permit for this type of storage in unincorporated Kendall County.

The Petitioner currently resides in the house on the property.

The Petitioner agreed that all items stored on the property would remain licensed and in good working order.

The Petitioner agreed to follow the Kendall County Inoperable Vehicle Ordinance and the Junk and Debris Ordinance. The Petitioner also agreed that none of the vehicles stored as part of the special use permit would be for agricultural purposes.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, has a plan to address motor vehicle related leaks, and follows the Kendall County Inoperable Vehicle Ordinance and related ordinances.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. The Illinois Department of Transportation has not expressed any

concerns regarding this use locating at this property. The business will not have any restroom facilities or drinking water facilities for patrons. The Petitioner will have to secure a stormwater management permit.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”

Staff recommends approval of the requested special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and lighting plan.
2. The operator(s) of the business allowed by this special use permit shall plant the vegetation identified in the landscaping plan by the end of May 2020.
3. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan.
4. The motor vehicles, boats, trailers, and other recreational vehicles stored on the premises may be stored outdoors.
5. None of the motor vehicles, boats, trailers or other recreational vehicles stored on premises shall be considered agricultural equipment as they relate to the business allowed by this special use permit.
6. All of the motor vehicles, boats, trailers, and other recreational vehicles stored on the premises shall be maintained in good working order and shall be licensed.
7. The hours of operation for the business allowed by this special use permit shall be daily from 6:00 a.m. until 9:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation.
8. The maximum number of employees for the business allowed by this special use permit shall be two (2), including the business owners.
9. The operator(s) of the business allowed by this special use permit shall diligently monitor the property for motor vehicle related leaks and shall promptly and properly dispose and replace any gravel contaminated by such leaks.
10. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Bristol-Kendall Fire Protection District with passcodes to the gate upon the request of these agencies.
11. The operator(s) of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
12. The conditions and restrictions contained in Ordinance 1985-10 pertaining to the retail sale of nursery stock shall remain valid, enforceable, and separate from the conditions and restrictions for the special use permit for a storage facility for motor vehicles, boats, trailers, and other recreational vehicles.

13. The operator(s) of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
14. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
15. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Member Hamman asked about the lights. Mr. Asselmeier responded the site plan shows six (6) lights, twenty feet (20') in height. Member Hamman asked if the lights would be on all the time. Ron Smrz, Petitioner, stated the lights would be turned off when the business is closed.

Member Wilson asked about the landscaping business. Mr. Smrz responded that the property still has a special use permit for a landscaping business, but he did not operate the business.

Member Wilson asked about the type of fence. Mr. Smrz responded a chain linked fence.

Member Wilson asked about the distance from neighbors. Mr. Smrz responded several hundred feet.

Mr. Smrz lives on the premises.

Discussion occurred regarding the County's lighting regulations. Mr. Asselmeier noted the light poles were proposed at the maximum height, no light would cross the property line, and no neighboring property owner would see the light source. Having the lights off when the business during non-operational hours will be added as a condition.

Member Hamman asked if the Historical Society. Mr. Smrz responded that the Historical Society was sent notices.

Sylvia Torto expressed concerns about the lights and the view of vehicles stored on the property. She also expressed concerns about vehicles pulling in and out of the property.

Len Pfaff did not want a commercial business in the area. He expressed concerns about fuel leaks and noise. He would like the area to stay rural.

Ron Zier loves the rural atmosphere of the area. He does not favor lights or vehicles at the property.

Zack Morerod expressed concerns about his ability to resell his property if the proposed use occurs at the subject property.

Mike Torto echoed the concerns of his fellow neighbors. He would like additional landscaping on the north side of the subject property.

Mr. Smrz proposed to install additional trees. The original plan called for more trees, but they were removed as part of the stormwater control of the site.

Member Hamman asked about Route 71 improvements. Mr. Smrz stated that he would have full access at his property. The existing perimeter trees would be removed by the Illinois Department of Transportation and Mr. Smrz would request that the removed trees be replaced.

Mr. Smrz noted that his original proposal was much larger than what he is currently proposing.

Discussion occurred about installing a berm on the property.

Discussion occurred about the definitions of motor vehicles, recreational vehicle, and self-storage facility and mini-warehouse facility. Mr. Asselmeier read these definitions from the Zoning Ordinance. Member Wilson suggested a restriction not allowing semis, cargo containers, and the like not be stored on the property.

Member Wilson asked about leak control. Mr. Smrz described the method for soaking the leak and removing the gravel. Member Wilson expressed concerns that leaks might not be discovered immediately.

Mr. Asselmeier read the email from the Illinois Department of Transportation.

Concerns were expressed about derelict and abandoned vehicles, boats, and campers.

Zack Morerod asked if Commissioners would want this use in their backyards.

Laurie Pfaff expressed concerns about fuel leaks and well contamination. She also expressed concerns about increased lighting.

Chairman Ashton noted that the storage of recreational vehicles and boats are not allowed in some places in Kendall County.

Member Nelson suggested that the special use be tied to the Petitioner and not the land. Mr. Smrz opposed having the special use go away if he sold the property.

Discussion occurred about indoor storage. Upon review, none of the existing special use permits for this type of storage allows outside storage in the A-1 District.

Discussion occurred about the scenic route designation. The view shed area was not defined.

Chairman Ashton asked if the Petitioner wanted to table the request. The Petitioner asked for a vote.

Member Wilson made a motion, seconded by Member Nelson, to recommend approval of Petition 19-34.

The votes were as follows:

Ayes (0): None

Nays (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Absent (2): McCarthy-Lange and Rodriguez

The motion failed. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

Member Wilson voted no because she wished that the Petitioner had talked to his neighbors at the beginning of the process. She felt the use was more appropriate in an industrial or business park. She was also concerned about potential leaks at the site.

Chairman Ashton concurred with Member Wilson's reasons for recommending denial.

19-38 John Dollinger on Behalf of Hansel Ridge, LLC and Jason Shelley on Behalf of Goprobball, LLC

Mr. Asselmeier summarized the request.

Goprobball, LLC would like to purchase the subject property and construct an indoor baseball and soccer facility on the subject property. The site plan was provided.

Based on the original information submitted to the County, the property owner, Hansel Ridge, LLC, would like to sell the northern eighteen point seven more or less (18.7 +/-) acres for the proposed athletic facility and for an indoor and outdoor storage facility. The proposed athletic facility would be located on approximately nine point one-nine (9.19) acres on the northwest side of the property with a strip of land providing access to Line Road.

County Line Road is a Township Road classified as an Arterial.

There are no trails or floodplains or wetlands on the subject property.

The adjacent land uses are agricultural with a fertilizer and grain operation at the southwest corner of Route 52 and County Line Road. The adjacent zonings and zonings within one half (1/2) mile are A-1 or A-1 SU. The Kendall County Land Resource Management Plan calls for the property to the north and south to be Public/Institution and Suburban Residential. The property to the west is classified as Suburban Residential. The Will County Land Resource Management Plan calls for the property to the east to be Suburban Development. The Village of Shorewood's Comprehensive Plan calls for this property to be Commercial and Government/Institutional. Minooka School District 111 owns the property to the north and west and plans to use that property for educational purposes.

The aerial of the property and pictures of the property were provided.

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

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

EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on September 26, 2019. The NRI Report was not available.

Petition information was sent to Seward Township on October 21, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding traffic congestion and the potential for increased vehicular accidents. Discussion also occurred regarding drainage. The property's proximity to Shorewood and its location were the reasons for seeking the change to the Land Resource Management Plan and for the requested map amendments and special use permits. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting were provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting were provided.

Petition information was sent to the Village of Shorewood on October 21, 2019. The Village of Shorewood submitted an email on January 6, 2020, stating that they were in discussions with the Petitioner and would have

further review at the Village's February 5th Planning and Zoning Commission meeting. This email was provided.

The Troy Fire Protection District has no objections to commercial uses at this location.

ZPAC reviewed this proposal at their meetings on November 5, 2019, and January 7, 2020. At the November 5th meeting, discussion occurred regarding well and septic service at the site. The Petitioner agreed to a right-of-way dedication along the County Line Road frontage. At the January 7th meeting, the Petitioner provided updated septic information and updated traffic information. The final size of the detention pond had yet been determined. The Petitioner was working on a pre-annexation agreement with Shorewood that would allow the Village to annex the property when the property becomes contiguous to the Village. It was noted that the Village of Shorewood would like the special use to apply to only the storage portion of the property and that the acreage between the storage units and County Line Road be zoned business without a special use permit and that a formal subdivision occur. The Petitioner agreed to a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road including a ten foot (10') dedication for utilities. It was also noted that the Village of Shorewood requested the removal of some fencing and the reorientation of some of the storage buildings. It was noted that the landscaping plan and signage plan required more definition. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without objection; two (2) members were absent. The minutes of these meetings were provided.

Per State law, map amendments cannot be conditioned. However, Section 13.10 of the Kendall County Zoning Ordinance requires that commercial site plans be approved by the Kendall County ZPAC.

The Petitioner desires the map amendment in order to construct an indoor athletic facility.

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

Any new structures would require applicable building permits.

The property will access County Line Road. County Line Road has an eighty thousand (80,000) pound weight restriction. Depending on the uses, additional right-of-way could be necessary and the Petitioner was agreeable to a right-of-way dedication as part of a special use permit.

No new odors are foreseen, but the site plan for future commercial activities on the site should be examined to address odors.

The parking lot will have lights. Security lighting will also be installed. Commercial establishments could have additional lights and illuminated signage on the building and associated with monument signage. The site plan of commercial establishments should be evaluated to address lighting.

Any fencing or buffering should be evaluated as part of the site plan review process.

The original site plan showed two detention ponds. The Petitioners indicated that the stormwater plans could be altered as part of the adjoining special use permit. Development on the site would require stormwater management permits.

Electricity is nearby. New well and septic information would have to be evaluated as part of the building permit process. The Petitioners provided septic plan information.

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 agricultural or uses similar to agricultural uses such as farmsteads and fertilizer operations.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 or A-1 with a special use.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1 and can be used for farming.

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 stable with residential growth and special uses normally found in agricultural zoned areas.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Public/Institutional because Minooka School District #111 plans to construct a school on the property to the west. The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional. The property owner of the subject property submitted an application to reclassify the property as Commercial on the Future Land Use Map contained in the Kendall County Land Resource Management Plan. If this reclassification amendment to the Land Resource Management Plan is approved, then the proposed map amendment would be consistent with the purpose and objectives of the Land Resource Management Plan.

Provided that the amendment to the Land Resource Management Plan is approved reclassifying the subject property as Commercial, Staff recommended approval of this requested map amendment.

Dan Kramer, Attorney for the Petitioner, provided a history of the evolution of the project. He noted that the Health Department approved the well and septic plans. Mr. Kramer noted that a subdivision would occur at the site; there would be no additional access cuts on County Line Road. The stormwater detention ponds might be merged into one (1) pond.

Member Davis asked where the nearest sanitary sewer service was located. Mr. Kramer stated that the nearest sanitary sewer was at least one (1) mile away from the site.

Discussion occurred about the traffic safety at the intersection of Route 52 and County Line. Mr. Kramer clarified the minutes from Seward Township saying that the Petitioners cannot solve the traffic problem at the intersection. He noted that traffic for the athletic facility will be directed to Baltz Road.

Pat Colaric stated the proposal will exacerbate the traffic problems in the area. He would like to see the area stay rural. He would rather see the athletic facility than houses.

Member Nelson made a motion, seconded by Member Davis, to recommend approval of Petition 19-38.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Nays (0): None

Absent (2): McCarthy-Lange and Rodriguez

The motion carried. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

19-39 John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelley on Behalf of Goprobball, LLC, and James and Denise Maffeo

Dan Kramer, Attorney for the Petitioner, requested that the Petition be laid over until the February 26, 2020, meeting in order to obtain an updated site plan.

Without objection, the Commission laid over the Petition as requested.

19-47 Deb Chow on Behalf of Jade Restorations, Inc. and D. Howard on Behalf of Bullmastiff Construction Company, LTD

Mr. Asselmeier summarized the request.

Jade Restorations, Inc. is working with Bullmastiff Construction Company to construct a kennel and veterinary clinic at the subject property. At this time, Jade Restorations, Inc. has no plans to sell the subject property.

The application material was provided. The site plan, landscaping plan, photometric plan, and proposed building information were provided.

The property is approximately twenty (20) acres in size, but the special use portion would cover approximately eight point five (8.5) acres.

The future land use is commercial.

Ridge Road is a County Road classified as an Arterial Road. Bell Road is a Township Road classified as a Minor Collector. Minooka has a trail planned along Ridge Road. Shorewood has a trail planned along Bell Road.

The adjacent land uses are agricultural in all directions with a farmstead and landscaping business to the west.

The adjacent zonings are A-1 and A-1 SU. There is R-1 zoning within one half (1/2) mile to the east. There are twelve (12) homes located within one half (1/2) mile of the subject property. The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special use to the west is for a landscaping business.

There are twelve (12) homes located within one half (1/2) mile of the subject property.

The special uses to the north and south are landing strips. The special use to the east is for natural gas compression. The special use to the west is for a landscaping business.

The aerial of the property was provided.

EcoCat submitted on December 5, 2019, and consultation was terminated.

NRI application submitted on December 18, 2019. The NRI Report was not available.

Seward Township was emailed information on December 31, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding drainage and traffic. The property's location and availability were the reasons for seeking the special use permit. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting was provided.

The Seward Township Board reviewed this request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting was provided.

The Minooka Fire Protection District was emailed information on December 31, 2019. They wanted the Petitioners to be aware of the new State kennel regulations regarding staffing and sprinkling requirements. The Minooka Fire Protection District's email was provided.

The Village of Shorewood was emailed information on December 31, 2019. The Village of Shorewood expressed concerns about noise. The Village of Shorewood's email was provided.

The Village of Minooka was emailed information on December 31, 2019.

ZPAC reviewed this proposal at their meeting on January 7, 2020. Discussion occurred about the soil analysis in relation to the well and septic system. The Highway Department was satisfied with the proposed right-of-way dedication for Ridge Road. The Petitioner will finalize hours of operation, the timeline for landscaping installation, and frequency of refuse pick-up. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without any objections. The minutes of this meeting were provided.

According to the information provided to the County, the Petitioners plan to offer veterinary services, pet daycare, boarding, and grooming services. The proposed normal hours of operation for both uses will be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The veterinary establishment may be open beyond these hours of operation to handle medical emergencies. The maximum number of employees will be seventy (70), including part-time employees. The kennel will be staffed at all times. Overlap in employees will occur. Grooming services will be provided as needed. The maximum number of animals planned for the kennel is eighty (80). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset.

As noted in the site plan, the Petitioners plan to construct an approximately eighteen thousand (18,000) square foot building facing south towards Bell Road. The proposed location of the building on the property was placed in accordance to the setback requirements of the Kendall County Zoning Ordinance.

Elevations of the building were provided. A rendering of the site was provided.

The building shall consist of waiting areas for grooming and exams, eight (8) exam rooms, a treatment room with pharmacy area, two (2) surgery rooms, an X-ray room, a recovery room, two (2) isolation rooms, a doctor's room, a staff room, a janitorial room, a cat boarding room, three (3) bathrooms, a laundry area, a

grooming area, a store, a storage area, a groom kennel, two (2) play areas, a pool, and a boarding kennel area. The building is planned to be slightly over twenty-three feet (23') tall at its highest point and made of metal.

Two (2) approximately twelve thousand (12,000) square foot outdoor play areas are planned on both sides of the kennel wing of the building. A six foot (6') tall cedar fence would be located around the outdoor play area.

Building and Occupancy Permits will be required for the new building.

The site plan shows one (1) raised septic field west of the building and parking lot and one (1) raised septic field south of the parking lot. The proposed well would be located east of the building.

The site plan shows two (2) wet detention ponds on the north side of the subject property. A dual-phase restricted stormwater detention outlet is planned to discharge stormwater at the northwest corner of the site into ditches along the east side of Ridge Road.

If the special use permit is approved, the Petitioners would need to secure a stormwater management permit from Kendall County.

The property fronts Bell Road and two (2) points of ingress/egress are planned from Bell Road.

The Petitioners plan to dedicate right-of-way for a depth of fifty feet (50') along the entire Bell Road frontage of the property and a depth of seventy-five feet (75') along the entire Ridge Road side of the property.

The Petitioners propose to install a fifty-two (52) stall parking lot to the south and east of the building. Three (3) of the spaces would be handicapped accessible.

The Petitioners plan to install six (6) lights along the driveway and in the parking lot. The lights will be LED and on poles a maximum twenty feet (20') in height. There will be an additional eight (8) building mounted lights at various locations around the exterior of the building. Lighting information can be found on the photometric plan.

The Petitioners plan to have one (1) monument sign along Bell Road and one (1) monument sign along Ridge Road. Both signs are planned to be four feet by eight feet (4'X8') and a maximum of eight feet (8') in height. Neither sign will be illuminated.

Per the landscaping plan, the Petitioners plan to install thirty-eight (38) shade trees of various types, seventy-eight (78) evergreen trees of various types, sixty-eight (68) evergreen shrubs of various types, two hundred eighty-two (282) deciduous shrubs of various types, and one hundred fifteen (115) perennials of various types. In addition, a wet-to-mesic prairie seed mix is planned around the stormwater detention ponds.

Berms are planned along the west, east, and southeast corner of the property. An additional berm is planned south of the parking lot. The berms will vary in height from three feet (3') to seven feet (7').

A topsoil stockpile area is planned east of the parking lot.

Noise will be addressed with soundproofing of the building, the fence mentioned previously, the installation of trees and berms, and having the animals indoors by sunset.

The Petitioners plan to install a refuse enclosure at the northern end of the eastern parking lot. The screening shall be either of wood or masonry construction at least seven feet (7') in height. The Petitioners also indicated that they may screen the refuse area with a chain link fence and dense plantings.

If approved, this would be the sixth active special use permit for a kennel and second active special use for a veterinary establishment in unincorporated Kendall County.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1 or A-1 with a special use permit. In addition, the site plan shows a six foot (6') tall fence around the outdoor play area. The proposed building will be soundproofed. The proposed landscaping and berming should also reduce noise coming from the property. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The Petitioners plan to install fencing and security lighting. The Petitioners agreed to have animals indoors by sunset. The proposed hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. Adequate ingress and egress will be provided off of Bell Road. The Petitioners will have to secure applicable permits related to stormwater, well, and septic systems.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. True, the Petitioners are not requesting any variances.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for "a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents" through the encouragement ". . . of locally owned businesses."

Staff recommended approval of the requested special use permit for a kennel and veterinary establishment subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and photometric plan.
2. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land to Kendall County and Seward Township for Ridge Road and Bell Road right-of-way in the locations and depths shown on the Right-of-Way Plat of Dedication.

3. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and One Hundred Fifty Feet (150') from Lots Zoned Other Than Residential or Shown on the LRMP Map as non-residential.
4. Two (2) non-illuminated signs may be installed on the subject property in substantially the locations shown on the site plan.
5. All vegetation and berms shall be installed within six (6) months of the opening of either the kennel or veterinary establishment at the subject property. The businesses shall be considered open on the date when the Kendall County Planning, Building and Zoning Department issues a certificate of occupancy for the building. Damaged or dead vegetation shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
6. A maximum of eighty (80) pets may be kenneled on the subject property at any time.
7. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
8. In the event that the kennel operations cease at the property, the veterinary business allowed by this special use permit may not board animals overnight except for medical treatment and observations.
9. The normal hours of operation for the businesses allowed by this special use permit shall be Monday through Friday from 6:00 a.m. until 7:00 p.m. and Saturday and Sunday from 7:00 a.m. until 7:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies at the kennel may be tended to outside the hours of operation. The veterinary establishment may be open beyond the hours of operation listed to handle medical emergencies.
10. The maximum combined number of employees for the businesses allowed by this special use permit shall be seventy (70), including the business owners.
11. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
12. Any construction on the property related to the businesses allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
13. The operator(s) of the businesses allowed by this special use permit may sell ancillary items related to their operations.
14. The operator(s) of the businesses allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
15. The operator(s) of the businesses allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
16. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
17. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Chairman Ashton asked about the fire hydrant. Mike Cook, Cook Engineering Group, responded that wet basins north of the site would be used as the water source. The hydrant would be a dry hydrant; the suggestion was made to change the plans to reflect the hydrant as a dry hydrant. The building will be sprinklered.

Member Davis made a motion, seconded by Member Hamman, to recommend approval of Petition 19-39 with the conditions proposed by Staff.

Member Casey asked about the animals that will be served at the site. Deb Chow responded that a horse rescue was planned for the back of the property in addition to the dog daycare.

Member Wilson asked if any of the Petitioners were veterinarians. Ms. Chow responded that her son is in veterinary school.

Discussion occurred about animals being indoors by sunset. It was noted that the business would close at 7:00 p.m.

Member Davis made a motion, seconded by Member Hamman, to recommend approval of Petition 19-47 with the conditions proposed by Staff.

The votes were as follows:

Ayes (7): Ashton, Bledsoe, Casey, Davis, Hamman, Nelson, and Wilson

Nays (0): None

Absent (2): McCarthy-Lange and Rodriguez

The motion carried. The proposal goes to the Zoning Board of Appeals on January 27, 2020.

Discussion occurred about the number of employees and the traffic impacts of those employees.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

NEW BUSINESS

Member Nelson made a motion, seconded by Member Casey, to nominate Bill Ashton for the position of Chairman. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Member Nelson made a motion, seconded by Chairman Ashton, to nominate Ruben Rodriguez for the position of Vice Chairman. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Member Wilson made a motion, seconded by Chairman Ashton, to nominate Larry Nelson for the positions of Treasurer and Secretary. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Member Nelson made a motion, seconded by Chairman Ashton, to nominate Matt Asselmeier for the position of Recording Secretary. No additional nominees were presented. With a voice vote of seven (7) ayes, the motion carried.

Appointments to Comprehensive Land Plan and Ordinance Committee

Chairman Ashton announced the appointments to the Comprehensive Land Plan and Ordinance Committee as follows: Larry Nelson (Chairman), Chairman of the Kendall County Regional Planning Commission or Their Designee (Bill Ashton), Chairman of the Kendall County Zoning Board of Appeals or Their Designee (Randy Mohr), Chairman of the Kendall County Board or Their Designee (Scott Gryder), Chairman of the Kendall County Planning, Building and Zoning Committee or Their Designee (Matthew Prochaska), Megan Andrews, and Jeff Wehrli.

Annual Meeting-February 1, 2020 at 9:00 a.m.

The Commission reviewed the draft agenda for the Annual Meeting.

OLD BUSINESS

Update on Zoning Ordinance Project

Mr. Asselmeier reported that Comprehensive Land Plan and Ordinance Committee has completed their review of the Zoning Ordinance and the proposal will be advanced in sections with the intention of having the entire proposal enacted on December 1st.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Petition 19-26, regarding the landscaping business at 276 Route 52, was approved by the County Board. Several Commissioners noted that burning was occurring on the property and that the property owners were not taking care of the property.

Petition 19-31, regarding cannabis zoning regulations, was approved by the County Board.

Petition 19-35, regarding a kennel at 3601 Plainfield Road, was approved by the County Board.

OTHER BUSINESS/ANNOUNCEMENTS

Mr. Asselmeier reported that the text amendment to the Zoning Ordinance pertaining to citation authority, hearing officer, and fines will be on the February agenda. The owner of the property where ServPro was previously located submitted an application for a text amendment and special use permit for a trucking business at the property. However, the owner is also considering requesting a change to the Land Resource Management Plan and a map amendment at the property.

ADJOURNMENT

Member Casey made a motion, seconded by Member Hamman, to adjourn. With a voice vote of seven (7) ayes, the motion passed. The Kendall County Regional Plan Commission meeting adjourned at 9:35 p.m.

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

Enc.

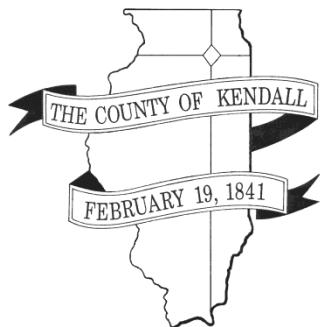
**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
JANUARY 22, 2020**

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)
Don Kramer	1107 D S. Brook St Joliet IL 60560	19-37 / 19-38 / 19-39
PAT COLARTE		
RON SMRZ		
Sylvia Forts		
Len Pfaff		
Ron Zies		
Jack Morehead		
Mike Forts		

Kyle Boyer

Laurie Pfaff



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION
ANNUAL MEETING**

111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560

AGENDA

February 1, 2020 – 9:00 a.m.

- I. Call to Order**
- II. KCRPC Roll Call**
Bill Ashton (Chairman), Roger Bledsoe, Tom Casey, Bill Davis, Dave Hamman, Karin McCarthy-Lange, Larry Nelson (Secretary), Ruben Rodriguez (Vice-Chairman), Claire Wilson, and One Vacancy (Kendall Township)
- III. Welcoming Remarks**
Bill Ashton, Kendall County Regional Plan Commission Chairman
- IV. Approval of Agenda**
- V. Review of Minutes from 2019 Annual Meeting**
- VI. Requests for Plan Amendments**
Residents of Kendall County & Staff
 - a. Kendall County Zoning Ordinance Project
 - b. Changes to the Future Land Use Map to Correspond to the 2019-2039 Long-Range Transportation Plan and Update to Municipal Boundaries
- VII. 2019 Projects Summary & 2020 Future Projects/Goals**
Matthew H. Asselmeier, Senior Planner & Others in Attendance
- VIII. Old Business**
- IX. New Business**
- X. Other Business**
- XI. Public Comment**
- XII. Adjournment**

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.

Cannabis Regulations Summary

1. The previously adopted zoning regulations for medical cannabis uses are repealed in their entirety.
2. Definitions of Adult-Use Cannabis Business Establishment, Adult-Use Cannabis Craft Grower, Adult-Use Cannabis Cultivation Center, Adult-Use Cannabis Dispensing Organization, Adult-Use Cannabis Infuser Organization or Infuser, Adult-Use Cannabis Processing Organization or Processor, Adult-Use Cannabis Transporting Organization or Transporter, Medical Cannabis Cultivation Center or Cultivation Center, and Medical Cannabis Dispensing Organization or Dispensing Organization or Dispensary were added to the Zoning Ordinance. These definitions come from the Cannabis Regulation and Tax Act and the Compassionate Use of Medical Cannabis Program Act.
3. Adult-Use Cannabis Craft Growers are special uses in the A-1 (Agricultural), M-1 (Limited Manufacturing), and M-2 (Heavy Industrial) Zoning Districts. They are to be at minimum one thousand feet (1,000') from the property lines of pre-existing public or private nursery schools, preschools, primary or secondary schools, day care centers, day care homes, residential care homes, pre-existing properties zoned or used for residential purposes, pre-existing forest preserves, public parks, places of worship, public libraries, and game arcades to which admission is not restricted to persons twenty-one (21) years of age older. The distance shall be measured from the cannabis use. The use must be in stand-alone buildings.
4. Adult-Use Cannabis Cultivation Centers and Medical Cannabis Cultivation Centers are special uses in the A-1, M-1, and M-2 Zoning Districts and will be minimum two thousand five hundred feet (2,500') from the protected uses listed in number 3 previously as measured from the cannabis use. The use must be in stand-alone buildings.
5. Adult-Use Cannabis Dispensing Organizations and Medical Dispensing Organizations are special uses in the B-3 (Highway Business), M-1, and M-2 Zoning Districts and will be at least one thousand feet (1,000') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They can be at minimum two hundred fifty feet (250') from residentially used or zoned property. All distances are measured from the cannabis use. Hours of operation will be from 6:00 a.m. until 10:00 p.m. Onsite consumption of cannabis by members of the public would not be allowed. The use must be in stand-alone buildings. On properties zoned B-3, the use must be within one thousand feet (1,000') of an interchange of an Interstate Highway and a County or State Highway.
6. Adult-Use Cannabis Infuser Organizations are special uses in the B-3, M-1, and M-2 Zoning Districts and will be at least one thousand five hundred feet (1,500') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They can be at minimum two hundred fifty feet (250') from residentially used or zoned property. All distances are measured from the cannabis use. The use must be in stand-alone buildings. On properties zoned B-3, the use must be within one thousand feet (1,000') of an interchange of an Interstate Highway and a County or State Highway.
7. Adult-Use Cannabis Processing Organizations are special uses in the B-3, M-1, and M-2 Zoning Districts and will be at least one thousand five hundred feet (1,500') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They

can be at minimum two hundred fifty feet (250') from residentially used or zoned property. All distances are measured from the cannabis use. The use must be in stand-alone buildings. On properties zoned B-3, the use must be within one thousand feet (1,000') of an interchange of an Interstate Highway and a County or State Highway.

8. Adult-Use Cannabis Transporting Organizations are special uses in the M-1 and M-2 Zoning Districts and will be at least one thousand five hundred feet (1,500') from the uses listed in number 3 previously except pre-existing properties used or zoned residentially. They can be at minimum two hundred fifty feet (250') from residentially used or zoned property. All distances are measured from the cannabis use. They can only transport cannabis unless allowed by the special use permit. The use must be in stand-alone buildings.
9. Cannabis uses will be required to follow all applicable State and County regulations (i.e. parking and signage regulations).