



**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
AGENDA

Wednesday, June 22, 2016 – 7:00 p.m.

CALL TO ORDER

ROLL CALL: Bill Ashton (Chair), Roger Bledsoe, Tom Casey, Larry Nelson, Vern Poppen, John Shaw, Claire Wilson, Budd Wormley, Angela Zubko and one vacancy (Big Grove Township)

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of minutes from the May 25, 2016 meeting

PETITIONS

1. **16-10 Whitetail Ridge, LLC**

Request A-1 Special Use
Location 9111 Ashley Road, Kendall Township
Purpose Special Use to operate a banquet facility in the A-1 District

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-09 – Joe Gomoll – A-1 Special Use – Production and sale of items produced both on site and off site as well as ancillary items – 10151 Lisbon Road, Fox Township – County Board Agenda 6.21.16

CITIZENS TO BE HEARD/PUBLIC COMMENT

NEW BUSINESS

Review and Discussion of LRMP – NW corner of Light Road and Route 31

OLD BUSINESS

Dumpsters in Residential Zoning Districts

ADJOURNMENT

Next Regularly Scheduled Meeting – Wednesday, July 27, 2016 at 7:00pm

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unofficial Meeting Minutes of May 25, 2016

Chairman Bill Ashton called the meeting to order at 7:00 pm.

ROLL CALL

Members Present: Bill Ashton, John Shaw, Vern Poppen, Claire Wilson, Budd Wormley, Larry Nelson, Tom Casey, Roger Bledsoe, Angela Zubko

Staff present: John Sterrett, Senior Planner

Members Absent: None

In the Audience: Joe Gomoll; Attorney Kelly Kramer; Ron Walker; Tom Schnabel, Jr.; Jessica Frieders; Attorney George Mahoney; Vicky Schnabel

APPROVAL OF AGENDA

Ms. Zubko made a motion, seconded by Mr. Shaw, to approve the agenda as written. With a voice vote of all ayes, the motion carried.

APPROVAL OF MINUTES

Ms. Zubko made a motion, seconded by Mr. Nelson, to approve the April 27, 2016 regular meeting minutes with a correction regarding a typo in the petition section. With a voice vote of all ayes, the motion carried.

PETITIONS

16-09 Joe Gomoll

Request: Special Use to allow the production and sale of items utilizing crops grown on site and in combination with crops grown off site as well as ancillary items and products related to crops and products produced on site

Location: 10151 Lisbon Road in Fox Township

Mr. Sterrett summarized the zoning request, which is a request for an A-1 Special Use for production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises as well as the tasting of and wholesale or retail sale of items produced on site and the sales of ancillary items and products related to crops and products produced on site at the property at 10151 Lisbon Road in Fox Township. Retail sales will take place out of an existing 4,800 square foot building occupying 1,000 square feet for retail space.

The petitioners have provided details regarding the operation of the roadside stand. The operation will have no employees and will be open eight (8) hours a day, 1-3 days per week. The petitioner intends for the roadside stand to be open throughout the year for each season. The petitioner has begun working with the Health Department on producing and selling sweet cider and anticipates selling sweet cider in fall 2016. The petitioner has indicated the possibility of producing and selling hard cider as a future endeavor. Fox Township is a dry township and therefore the County cannot issue a liquor license to sell hard cider or any other type of alcohol.

A Change of Occupancy permit will be required for the portion of the structure being used for the retail sales area. The purpose of this permit is to evaluate the structure for proper ingress/egress, occupant load, life safety and health. Compliance with 2012 IBC existing structure provisions must be met. The petitioner is working closely with the Health Department. The petitioner will operate through a temporary permit in 2016 as they are getting the business off the ground. Health Department staff will be available for consultation and will provide inspection as part of that permit.

Section 7.01.D.32 requires that at least five (5) parking stalls be provided for the roadside stand locate at least ninety (90) from the centerline of all adjacent roadways. The petitioner is proposing four (4) 9'x20' parking stalls and one (1) 16'x20' parking stall reserved for ADA accessibility. These stalls will be located 130' from the centerline of Lisbon Road in compliance with the above referenced section. There is ample space next to the building if additional parking is needed for overflow. No new lighting is proposed on the property. The petitioner has indicated that signage will limited to a single sign at the store front. Two points of access onto Lisbon Road exist with no additional points of access proposed.

Mr. Sterrett stated that as a future endeavor the petitioner is interested in producing and selling hard cider. The selling of this hard cider at retail would require a Kendall County Liquor License. Fox Township is a dry township and therefore a liquor license cannot be obtained.

If approved, staff recommends the following conditions, as well as any recommended conditions from the KCRPC, be placed on the special use:

1. The property shall be developed in substantial compliance with the submitted site plan
2. Parking stalls reserved for ADA access shall be paved with a hard surface and identified as such
3. A change of occupancy permit shall be secured for the portion of the structure that will be used for a retail sales area within sixty (60) days upon approval of the special use
4. All proposed signage shall comply with Section 12 of the Zoning Ordinance
5. No lighting associated with the special use shall be installed
6. No alcohol shall be offered for retail sale on the property until such time that a liquor license is permitted to be issued in Fox Township and until said liquor license has been approved by Kendall County. All regulations of the Kendall County Liquor Control Ordinance shall be followed.
7. A temporary permit from the Health Department shall be secured prior to the sale of sweet cider

Mr. Ashton stated that a condition should be added restricting any cars from being parked within the road right-of-way of Lisbon Road.

Mr. Nelson made a motion, seconded by Mr. Shaw, to forward the petition onto the Special Use Hearing Officer with a favorable recommendation and incorporate staff's recommended conditions and amend condition #7 to read as "All regulations of the Kendall County Liquor Control Ordinance shall be complied with" Chairman Ashton asked for a roll call. Mr. Nelson – Aye; Mr. Shaw – Aye; Mr. Ashton – Aye; Mr. Bledsoe – Aye; Mr. Casey – Aye; Ms. Zubko – Aye; Mr. Poppen – Aye; Ms. Wilson – Aye; Mr. Wormley – Aye. With a vote of 8-0, the motion carried.

Mr. Sterrett stated that the petition will be heard by the Special Use Hearing Officer on Tuesday, May 31, 2016 at 7:00pm in the County Board Room.

16-10 Whitetail Ridge, LLC

Request: Special Use to allow a banquet facility

Location: 9111 Ashley Road in Fox Township

Whitetail Ridge Golf Club LLC is requesting an A-1 Special Use to operate a banquet facility at the subject property and has indicated that all existing structures on the property will be used. This type of use is permitted as a special use on an A-1 property with certain conditions. The petitioners have indicated that the property will be used primarily for weddings but that other events may take place including bridal and baby showers. It is anticipated that 40-50 weddings will occur from Mid-April to Mid November on Fridays, Saturdays, and some Sundays from 3:00pm to 12:00am. Food and beverage will be catered by Whitetail Ridge. No alcohol sales will take place on the property and no liquor license will be sought.

The large rounded roof barn will be used for dining service and dancing with an outside ceremony area located in the northwest corner of the property. The smaller wood framed barn will be an alternate site for ceremonies. Rest rooms and food prep will take place in the steel barn to the south. The current owners of the property will reside in the two-story framed house until a new residence can be found. A portion of the downstairs of the house will be used as a bridal room and an office to meet with clients. The petitioner is proposing one (1) directional sign for each of the two (2) access points. These signs are exempt from requirements of Section 12 of the Zoning Ordinance except for the maximum square footage of six (6) feet and maximum height of two and one-half (2.5) feet. The petitioner has indicated that an existing silo may be used for signage along Ashley Road. This would be considered a wall sign and may not exceed thirty-two (32) square feet in size. A proposed free-standing sign is identified on the site plan. If the petitioner chooses to install a free-standing sign rather than a wall sign, the maximum size may not exceed (32) square feet and may not exceed eight (8) feet in height from surrounding grade to the tallest point of the sign. Only one sign, however, is permitted on the property, excluding directional signage.

Mr. Sterrett informed the Commission that while the Kendall Township Board did discuss the request at their May 17th meeting, they continued the discussion to their June 21st meeting at which point they anticipate a vote on the request. There was a consensus from the Plan Commission to continue the petition to the June Plan Commission meeting to give the Township Board time to vote and send comments to the County. The Plan Commission heard from the petitioner and from the public regarding the petition.

Attorney Kelly Helland, representing the petitioner, further explained the intended hours of operation. Ron Walker of Whitetail Ridge, described the intent of the using the farm property for weddings and wedding receptions and that there will be music inside and outside for receptions. Mr. Sterrett reviewed the noise regulations for banquet facilities. There will be no liquor license sought for the property and no liquor will be sold at retail.

Tom Schnabel, Jr. lives directly across the street from the subject property. Mr. Schnabel had concerns about the number of events that will take place as well as the noise carrying from the property. Jessica Frieders, nearby resident, brought up concerns over parking along the road and trash from events. Attorney George Mahoney representing the Block family made comments asking the petitioner to respect the permitted uses in nearby agricultural properties including harvesting crops, spraying, etc. Vicky Schnabel lives directly across the street from the subject property and raised concerns from the view of the events from her home as well as headlights from the cars. Ms. Schnabel also brought up the noise concerns and traffic safety.

Mr. Nelson made a motion, seconded by Ms. Zubko, to continue the petition pending a response from Kendall Township. With a voice vote of all ayes, the motion carried.

16-02 Dumpsters in Residential Zoning Districts

Request: Zoning Text Amendment

Mr. Sterrett explained the Planning, Building, and Zoning Committee recently discussed potential requirements and restrictions regarding dumpsters in residential zoning districts to prevent the permanent placement of unscreened dumpsters on residential zoned properties. This topic was brought forward to the Committee after receiving complaints from residents about a dumpster on a property in an R-2 zoned subdivision. After discussion on the matter, the Committee felt that only dumpsters that are of a temporary nature for a specific timeframe and only for personal uses should be permitted to be located on residentially zoned properties. The Committee directed staff to draft provisions that deal with reasons and timeframes for what can be considered a temporary dumpster and for scenarios of when a property owner may have a dumpster on his or her property. Two scenarios exist when a dumpster may be permitted in all residentially zoned properties on a temporary basis:

- 1) It is associated with an approved building permit for construction or remodeling of either a principal or accessory structure on a property. This does not include waste generated off-site.
- 2) It is for temporary use by the property owners. Such uses are those that will generate waste on the property requiring a dumpster. This does not include waste generated off-site.

The Zoning and Platting Advisory Committee recommended that the setback of ten (10) feet from a property line should be revised to five (5) feet. The Plan Commission felt that further edits needed to take place regarding the definition of a dumpster to provide a more efficient way to enforce the new rule. Mr. Nelson made a motion, seconded by Ms. Zubko, to continue the matter pending further revisions.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-05 – Brad and Treva Mathre – A-1 Special Use – Banquet Facility – 13889 Hughes Road, Fox Township – Approved by the County Board on May 17, 2016

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

NEW BUSINESS

None

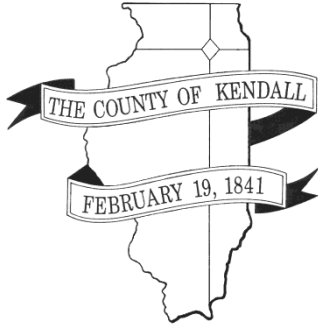
OLD BUSINESS

None

ADJOURNMENT

Ms. Zubko made the motion, seconded by Mr. Poppen, to adjourn. With a voice vote of all ayes, the motion carried. The Regional Plan Commission meeting adjourned at 8:21 pm.

Respectfully submitted by,
John H. Sterrett, Senior Planner



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

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**Petition 16-10
Whitetail Ridge Golf Club, LLC
A-1 Special Use – Banquet Facility**

SITE INFORMATION

PETITIONER Whitetail Ridge Golf Club LLC

ADDRESS 9111 Ashley Road

LOCATION West side of Ashley Rd; 1.75 mi south of Route 126



TOWNSHIP Kendall

PARCEL # 05-22-200-002

LOT SIZE 17 acres

EXITING LAND USE Agricultural/Single Family Residential

ZONING A-1 Agricultural District

LRMP	Land Use	Rural Residential
	Roads	Ashley Road is a township road classified as a Major Collector Road
	Trails	None
	Floodplain/ Wetlands	None

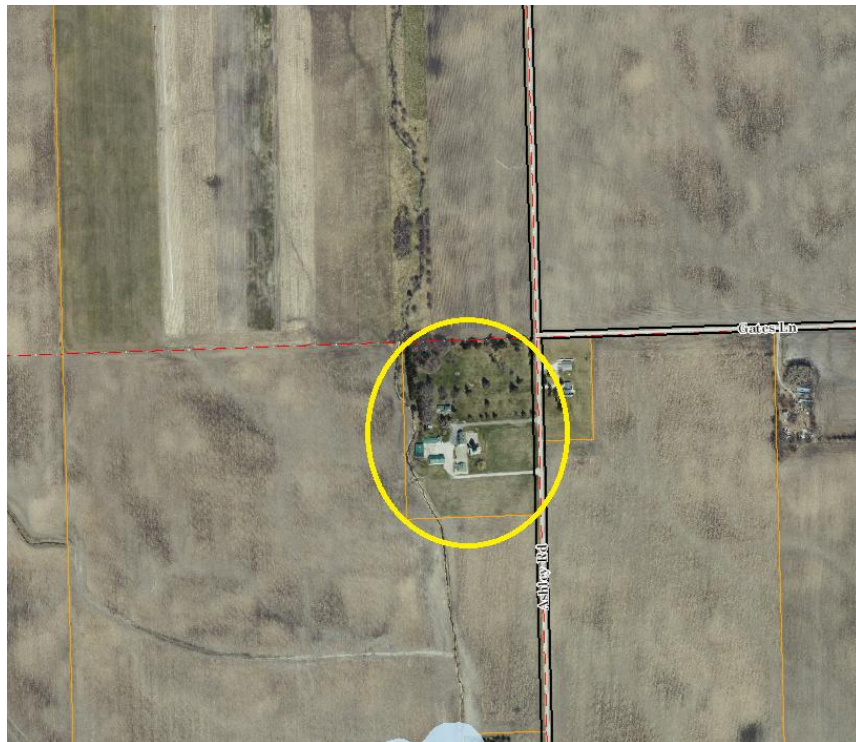
REQUESTED ACTION A-1 Special Use to operate a banquet facility.

APPLICABLE REGULATIONS Section 7.01 D.10 – A-1 Special Uses – Permits Banquet Facilities to be located in the A-1 District with approval of a Special Use provided that the banquet facility meets certain conditions.

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	Rural Residential	A-1
South	Agricultural	A-1	Rural Residential	A-1
East	Agricultural/Farmstead	A-1	Rural Residential	A-1
West	Agricultural	A-1	Rural Residential	A-1



PHYSICAL DATA

ENDANGERED SPECIES REPORT

No record of State-listed threatened or endangered species. Consultation is terminated.

NATURAL RESOURCES INVENTORY

The LESA score for this site is 210 which is a medium level of protection.

ACTION SUMMARY

KENDALL TOWNSHIP

The Township was discussing the matter at their May 17th Board meeting. **It is staff's understanding that the Township will have further discussion and vote on the request at their June 21st Board meeting.**

UNITED CITY OF YORKVILLE

The City's Plan Commission reviewed the petition at their May 11th meeting and had no objections. The City Council reviewed the application at their May 24th meeting and had no objections.

ZPAC (5.3.16)

Aaron Rybski of the Health Department discussed the requirements for the non-community well program and septic system requirements. Fran Klaas of the Highway Department brought up the posting of Ashley Road and how that might impact catering trucks. ZPAC forwarded the petition onto the Plan Commission with a favorable recommendation.

KCRPC (6.22.16)

The Plan Commission voted to continue the matter until such time that the Kendall Township Board has had a chance to vote on the request at their June 21st Board meeting. During public comment, concerns were raised from nearby residents including noise from the events, parking along Ashley Road, trash, the number of events, and the changing of ag use on the property.

GENERAL

Whitetail Ridge Golf Club LLC is requesting an A-1 Special Use to operate a banquet facility at the subject property and has indicated that all existing structures on the property will be used. This type of use is permitted as a special use on an A-1 property with certain conditions. Those conditions include:

- a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
- b. The subject parcel must be a minimum of 5 acres.
- c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
- d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.
- e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
- f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- g. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and
KCRPC Memo – Prepared by John Sterrett – June 22, 2016 Page 3 of 6

garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

BUSINESS OPERATION

The petitioners have indicated that the property will be used primarily for weddings but that other events may take place including bridal and baby showers. It is anticipated that 40-50 weddings will occur from Mid-April to Mid November on Fridays, Saturdays, and some Sundays from 3:00pm to 12:00am. Food and beverage will be catered by Whitetail Ridge. No alcohol sales will take place on the property and no liquor license will be sought.

The large rounded roof barn will be used for dining service and dancing with an outside ceremony area located in the northwest corner of the property. The smaller wood framed barn will be an alternate site for ceremonies. Rest rooms and food prep will take place in the steel barn to the south. The current owners of the property will reside in the two-story framed house until a new residence can be found. A portion of the downstairs of the house will be used as a bridal room and an office to meet with clients.

BUILDING CODES

The petitioner has been working with the County's Code Official on building requirements. A change of occupancy permit will be required for each existing structure or portion of each existing structure that will be used in conjunction with the proposed banquet facility. The purpose of this permit is to evaluate the structures for proper ingress/egress, occupant load, life safety and health. Compliance with 2012 IBC existing structure provisions must be met and adopted life safety code. There are 2 frame barns, two story frame house, 2 steel buildings and a frame building currently on property which will each need to be evaluated by a licensed professional if they are to be used in any capacity for the proposed banquet facility. The number of required bathrooms and parking are dependent upon these evaluations and proposed uses of each building. Bristol Kendall Fire Protection District adopted ordinances and codes should be considered as well. BKFPD has been consulted and is working with the applicant.

ENVIRONMENTAL HEALTH

The petitioner has been in contact with the Health Department and has been advised to consult a sewage system design engineer in order to design a system capable of treating the high volume surge loads created by a facility such as this. The well on the property would qualify for the Non-community Well Program if they serve 25 people or more for more than 60 days out of the year. Per the Health Department, this should not be an issue unless events are occurring every weekend or multiple events a week.

PARKING

The proposed use is considered a place of assembly and is required to provide parking stalls in an amount at least 25% of the maximum capacity of the banquet facility. The petitioner is proposing seventy (70) parking stalls. This amount of parking is adequate for a maximum capacity of 280. Near the two steel buildings and frame building twenty (20) perpendicular parking stalls are proposed. Fifty (50) angled parking stalls are proposed along an existing gravel drive area towards the south of the property. This proposed parking area totals 11,440 square feet. The surface of the parking area will be improved with gravel. The proposed stalls meet all required dimensions.

One (1) ADA reserved stall is required for every twenty-five (25) stalls. With seventy (70) parking stalls proposed, a minimum of three (3) ADA reserved stalls are required. Four (4) ADA reserved stalls are proposed meeting the requirement. Parking stalls reserved for ADA compliance shall be constructed with a hard surface.

LIGHTING

The petitioner has indicated that Edison style lighting will be provided for the patio and parking area on the property for events. Security lighting will be added to the structures.

SIGNAGE

The petitioner is proposing one (1) directional sign for each of the two (2) access points. These signs are exempt from requirements of Section 12 of the Zoning Ordinance except for the maximum square footage of six (6) feet and maximum height of two and one-half (2.5) feet. The petitioner has indicated that an existing

silo may be used for signage along Ashley Road. This would be considered a wall sign and may not exceed thirty-two (32) square feet in size. A proposed free-standing sign is identified on the site plan. If the petitioner chooses to install a free-standing sign rather than a wall sign, the maximum size may not exceed (32) square feet and may not exceed eight (8) feet in height from surrounding grade to the tallest point of the sign. Only one sign, however, is permitted on the property, excluding directional signage.

LANDSCAPING

No residential zoning districts are adjacent to this property and therefore landscaping is not required for the parking areas. The existing hayfield on the southern portion of the property will provide screening in the summer months to the angled parking area on the south side.

CONCLUSION

The proposed banquet facility use is permitted as special use in the A-1 District with the required conditions outlined above.

RECOMMENDATION

Pending action from the Kendall Township Board, Staff recommends approval of the special use for a banquet facility and would recommend the following conditions be placed on the special use ordinance:

1. The property shall be developed in substantial compliance with the submitted site
2. A change of occupancy permit shall be secured for all buildings associated with the banquet facility use prior to events occurring on site
3. The maximum number of patrons for events shall be limited to 280, including any vendors working on the property for an event
4. No alcohol shall be sold at retail on the property and all regulations of the Kendall County Liquor Control Ordinance shall be followed
5. Food shall be provided only by licensed caterers
6. A maximum of eight (8) employees
7. All events shall end no later than 12:00am
8. Lighting shall comply with Section 11 02.F.12 of the Zoning Ordinance
9. Parking reserved for ADA accessibility shall be marked and constructed with a hard surface
10. The banquet facility shall conform to the regulations of the Kendall County Health Department
11. Retail sales are permitted provided that the retail sales will be ancillary to the main operation and such sales occur only during an event
12. One (1) sign, either a wall sign or a free-standing sign, shall be permitted on the property and shall comply with the sign requirements of Section 12 of the Kendall County Zoning Ordinance.
13. Noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

ATTACHMENTS

1. Findings of Fact
2. Description of proposed use - prepared by the petitioners
3. NRI Report - Executive Summary
4. ZPAC Minutes 5.3.16
5. KCRPC Minutes 5.25.16
6. Zoning Plat

FINDINGS of FACT

§ 13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer must make in order to grant a **special use**. Staff has answered as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. True. The petitioner has submitted a business narrative indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare. No liquor license will be sought for this banquet facility and no alcohol sales will occur on the property.

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 portion of the property to be used for banquets is a sufficient distance from nearby residences and any residential zoning districts thereby reducing the amount of adverse impacts from the use. The only lighting being added to the property is security lighting on the structures and string lights added to the patio areas and parking areas. This lighting should comply with the provisions of Section 11.02.F.12 of the Zoning Ordinance to ensure adjacent properties are not impacted by any glare.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. No new access roads or points of ingress and egress are proposed. The petitioner has begun to work with the Health Department to ensure well and septic requirements are met. All food will be catered eliminating the need for a commercial kitchen on the property. The additional gravel for parking does not require additional drainage or stormwater infrastructure. The structures that are proposed to be used as part of the banquet use will require a change of occupancy permit for basic life safety requirements. All ADA parking requirements will be provided.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The petitioners have provided a site plan that complies with the requirements for the proposed use including parking.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use is consistent with the LRMP and the agricultural character of the property will remain.

OPERATIONAL BUSINESS PLAN FOR ASHLEY FARM PROJECT

Whitetail Ridge Golf Club, LLC

May 2, 2016

Whitetail Ridge Golf Club, LLC plans on hiring six to eight part time staff to assist in the operation of Ashley Farm. We currently host approximately 60 wedding receptions at WTR on Friday, Saturday and occasional Sundays. At the Farm we anticipate hosting 40-50 weddings from Mid-April to Mid-November on Friday, Saturday and some Sundays from 3pm to 12 am. We also anticipate hosting bridal and baby showers earlier during that same period.

The food and beverage will be catered by WTR utilizing their staff. Alcohol service is included in our wedding packages. No alcohol sale will take place on premises so it is not anticipated that a liquor license will be required in that our alcohol usage will be included with the catering package, with no cash bar at location.

At this time the large rounded roof barn will be used for the dining service and dancing with an outside ceremony area located in the northwest corner of the property. The smaller wood framed barn will be an alternate site for ceremonies, as well. The restrooms and food prep areas will be located in the steel barn to the south. The current owners of the property will reside in the 2 story framed house until they locate a new residence. Our intentions are to use a portion of the downstairs as a bridal room and an office to meet with clients.

As to existing and/or proposed lighting, we intend to use Edison style string lights in the patio areas and some parking areas. We will also be adding outdoor area lights on several barns. The barn interiors will be illuminated with chandeliers and wall sconces. At this time the only signage we are proposing are entrance and exit signs on the drives, and painting the name on the large silo.

PARKING: Normal parking will consist of diagonal parking on the gravel driveway that will be extended in its current location. Overflow parking will be accommodated in the hayfield adjacent to the gravel parking area.

Handicap parking will be striped and located on the blacktop drive area near the buildings in accordance with the number of spaces required by Kendall County Ordinance.

SITE IMPROVEMENTS: The only actual site modifications will be to expand the gravel area to accommodate parking and the directional and facility signs as indicated above.

LAND USE OPINION:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Whitetail Ridge Golf Club, LLC at the request of Contact Attorney Daniel J. Kramer for the proposed A-1 Special Use Whitetail Ridge Wedding Hall. This parcel is located in the NE¼ of Section 22 in Kendall Township (T.36N.-R.7E. of the 3rd Principal Meridian) in Kendall County. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board has the following opinions and recommendations.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored a 100 out of a possible 100 points indicating the soils are well suited for agricultural uses. Additionally, the soils found onsite are classified as prime farmland. The proposed project for an A-1 Special Use request is compatible with continued agricultural use.

Soils onsite can have potential limitations for development. This report indicates that for soils located on the parcel, 100% are very limited for local roads/streets; 95.9% are very limited for shallow excavations; 62.4% are very limited for small commercial building; and 62.4% are very limited for conventional sewage disposal systems. This information is based on the soil in an undisturbed state and does not replace the need for site specific soil testing. Some soil reclamation, special design, or maintenance may be required to obtain suitable soil conditions to support these types of development with significant limitations. Additionally, since the scope of the project includes the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Illinois River Watershed and Middle Branch Aux Sable Creek subwatershed.

This development should include a soil erosion sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution. Eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use it is recommended that the drainage tile survey completed on the parcel to locate the subsurface drainage tile be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Compiled Statutes, Ch. 70, Par 405/22.02a).


SWCD Chairman

5/24/16

#16-10 – Whitetail Ridge

Mr. Sterrett summarized the zoning request, which is a request for an A-1 Special Use to operate a banquet facility on a 17 acre property located at 9111 Ashley Road in Kendall Township. Mr. Sterrett noted that any building being used for the operation will be required to obtain change of occupancy permits for basic life safety standards. The petitioner is proposing 72 parking stalls for the use. This would accommodate 288 patrons on the property, per the parking requirements of the zoning ordinance. Mr. Sterrett stated that additional information has been required with respect to the operation. A revised site plan must be submitted with correct dimensions for the proposed parking stalls and number of ADA accessible stalls. Attorney Kramer stated that no liquor license will be sought for the property and no alcohol will be sold. Mr. Rybski stated that parking over the septic area must be avoided. Mr. Rybski stated that the requirement for a non-community well program is close based on the frequency of events. Ron Walker stated that other events may occur on the property but the primary use will be for weddings. Ms. Andrews stated that an executive NRI summary will be prepared. Attorney Kramer stated that the petition will be reviewed by Kendall Township on April 17th.

Ms. Andrews made a motion, seconded by Mr. Gryder, to forward the petition onto the May 25th Regional Plan Commission. With a voice vote of all ayes, the motion carried.

#16-03 – Dumpsters in Residential Zoning Districts

Mr. Sterrett stated that this is a zoning text amendment that PBZ staff has been working with the PBZ Committee on to regulate dumpsters in residential zoning districts to prevent dumpsters from being permanently located in a residential zoning district. This topic was brought forward to the Committee after receiving complaints from residents about a dumpster on a property in an R-2 zoned subdivision. After discussion on the matter, the Committee felt that only dumpsters that are of a temporary nature for a specific timeframe and only for personal uses should be permitted to be located on residentially zoned properties. The Committee directed staff to draft provisions that deal with reasons and timeframes for what can be considered a temporary dumpster and for scenarios of when a property owner may have a dumpster on his or her property. The Committee believe that two scenarios exist when a dumpster may be permitted in all residentially zoned properties on a temporary basis - It is associated with an approved building permit for construction or remodeling of either a principal or accessory structure on a property. This does not include waste generated off-site, and when it is for temporary use by property owners not including waste generated off-site. Temporary Dumpsters shall not be kept on any residential property for more than 30 days within a 90 day period and no more than 60 days within a 12 month period unless the dumpster is associated with a building permit for construction or remodeling of either a principal or accessory structure on a property. In cases when a Temporary Dumpster is associated with an open and approved building permit, the Temporary Dumpster shall be permitted to be located on the property for the duration of the building permit provided that it is removed from the property once the permit has received a final inspection approval, or the building permit has expired, whichever occurs first.

The ZPAC recommended that the setback be changed from ten feet to five feet.

Mr. Rybski made a motion, seconded by Mr. Gryder, to forward the petition onto the May 25th Regional Plan Commission. With a voice vote of all ayes, the motion carried.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-05 – Treva and Brad Mathre – A-1 Special Use – Banquet Facility – 13889 Hughes Road. This petition received a favorable recommendation from the Plan Commission and the ZBA/Hearing Officer.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Mr. Klaas made a motion, seconded by Ms. Andrews, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:41am, adjourned.

16-10 Whitetail Ridge, LLC

Request: Special Use to allow a banquet facility

Location: 9111 Ashley Road in Fox Township

Whitetail Ridge Golf Club LLC is requesting an A-1 Special Use to operate a banquet facility at the subject property and has indicated that all existing structures on the property will be used. This type of use is permitted as a special use on an A-1 property with certain conditions. The petitioners have indicated that the property will be used primarily for weddings but that other events may take place including bridal and baby showers. It is anticipated that 40-50 weddings will occur from Mid-April to Mid November on Fridays, Saturdays, and some Sundays from 3:00pm to 12:00am. Food and beverage will be catered by Whitetail Ridge. No alcohol sales will take place on the property and no liquor license will be sought.

The large rounded roof barn will be used for dining service and dancing with an outside ceremony area located in the northwest corner of the property. The smaller wood framed barn will be an alternate site for ceremonies. Rest rooms and food prep will take place in the steel barn to the south. The current owners of the property will reside in the two-story framed house until a new residence can be found. A portion of the downstairs of the house will be used as a bridal room and an office to meet with clients. The petitioner is proposing one (1) directional sign for each of the two (2) access points. These signs are exempt from requirements of Section 12 of the Zoning Ordinance except for the maximum square footage of six (6) feet and maximum height of two and one-half (2.5) feet. The petitioner has indicated that an existing silo may be used for signage along Ashley Road. This would be considered a wall sign and may not exceed thirty-two (32) square feet in size. A proposed free-standing sign is identified on the site plan. If the petitioner chooses to install a free-standing sign rather than a wall sign, the maximum size may not exceed (32) square feet and may not exceed eight (8) feet in height from surrounding grade to the tallest point of the sign. Only one sign, however, is permitted on the property, excluding directional signage.

Mr. Sterrett informed the Commission that while the Kendall Township Board did discuss the request at their May 17th meeting, they continued the discussion to their June 21st meeting at which point they anticipate a vote on the request. There was a consensus from the Plan Commission to continue the petition to the June Plan Commission meeting to give the Township Board time to vote and send comments to the County. The Plan Commission heard from the petitioner and from the public regarding the petition.

Attorney Kelly Helland, representing the petitioner, further explained the intended hours of operation. Ron Walker of Whitetail Ridge, described the intent of the using the farm property for weddings and wedding receptions and that there will be music inside and outside for receptions. Mr. Sterrett reviewed the noise regulations for banquet facilities. There will be no liquor license sought for the property and no liquor will be sold at retail.

Tom Schnabel, Jr. lives directly across the street from the subject property. Mr. Schnabel had concerns about the number of events that will take place as well as the noise carrying from the property. Jessica Frieders, nearby resident, brought up concerns over parking along the road and trash from events. Attorney George Mahoney representing the Block family made comments asking the petitioner to respect the permitted uses in nearby agricultural properties including harvesting crops, spraying, etc. Vicky Schnabel lives directly across the street from the subject property and raised concerns from the view of the events from her home as well as headlights from the cars. Ms. Schnabel also brought up the noise concerns and traffic safety.

Mr. Nelson made a motion, seconded by Ms. Zubko, to continue the petition pending a response from Kendall Township. With a voice vote of all ayes, the motion carried.

16-02 Dumpsters in Residential Zoning Districts

Request: Zoning Text Amendment

Mr. Sterrett explained the Planning, Building, and Zoning Committee recently discussed potential requirements and restrictions regarding dumpsters in residential zoning districts to prevent the permanent placement of unscreened dumpsters on residential zoned properties. This topic was brought forward to the Committee after receiving complaints from residents about a dumpster on a property in an R-2 zoned subdivision. After discussion on the matter, the Committee felt that only dumpsters that are of a temporary nature for a specific timeframe and only for personal uses should be permitted to be located on residentially zoned properties. The Committee directed staff to draft provisions that deal with reasons and timeframes for what can be considered a temporary dumpster and for scenarios of when a property owner may have a dumpster on his or her property. Two scenarios exist when a dumpster may be permitted in all residentially zoned properties on a temporary basis:

- 1) It is associated with an approved building permit for construction or remodeling of either a principal or accessory structure on a property. This does not include waste generated off-site.
- 2) It is for temporary use by the property owners. Such uses are those that will generate waste on the property requiring a dumpster. This does not include waste generated off-site.

The Zoning and Platting Advisory Committee recommended that the setback of ten (10) feet from a property line should be revised to five (5) feet. The Plan Commission felt that further edits needed to take place regarding the definition of a dumpster to provide a more efficient way to enforce the new rule. Mr. Nelson made a motion, seconded by Ms. Zubko, to continue the matter pending further revisions.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-05 – Brad and Treva Mathre – A-1 Special Use – Banquet Facility – 13889 Hughes Road, Fox Township – Approved by the County Board on May 17, 2016

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

NEW BUSINESS

None

OLD BUSINESS

None

ADJOURNMENT

Ms. Zubko made the motion, seconded by Mr. Poppen, to adjourn. With a voice vote of all ayes, the motion carried. The Regional Plan Commission meeting adjourned at 8:21 pm.

Respectfully submitted by,
John H. Sterrett, Senior Planner

**ZONING PLAT OF
PART OF THE NORTHEAST QUARTER OF SECTION 22, T36N-R7E, 3rd PM
KENDALL TOWNSHIP KENDALL COUNTY ILLINOIS**

PIN 05-14-300-002
George E. Black
Harris Bank Trust Real Estate
Zoning: A1

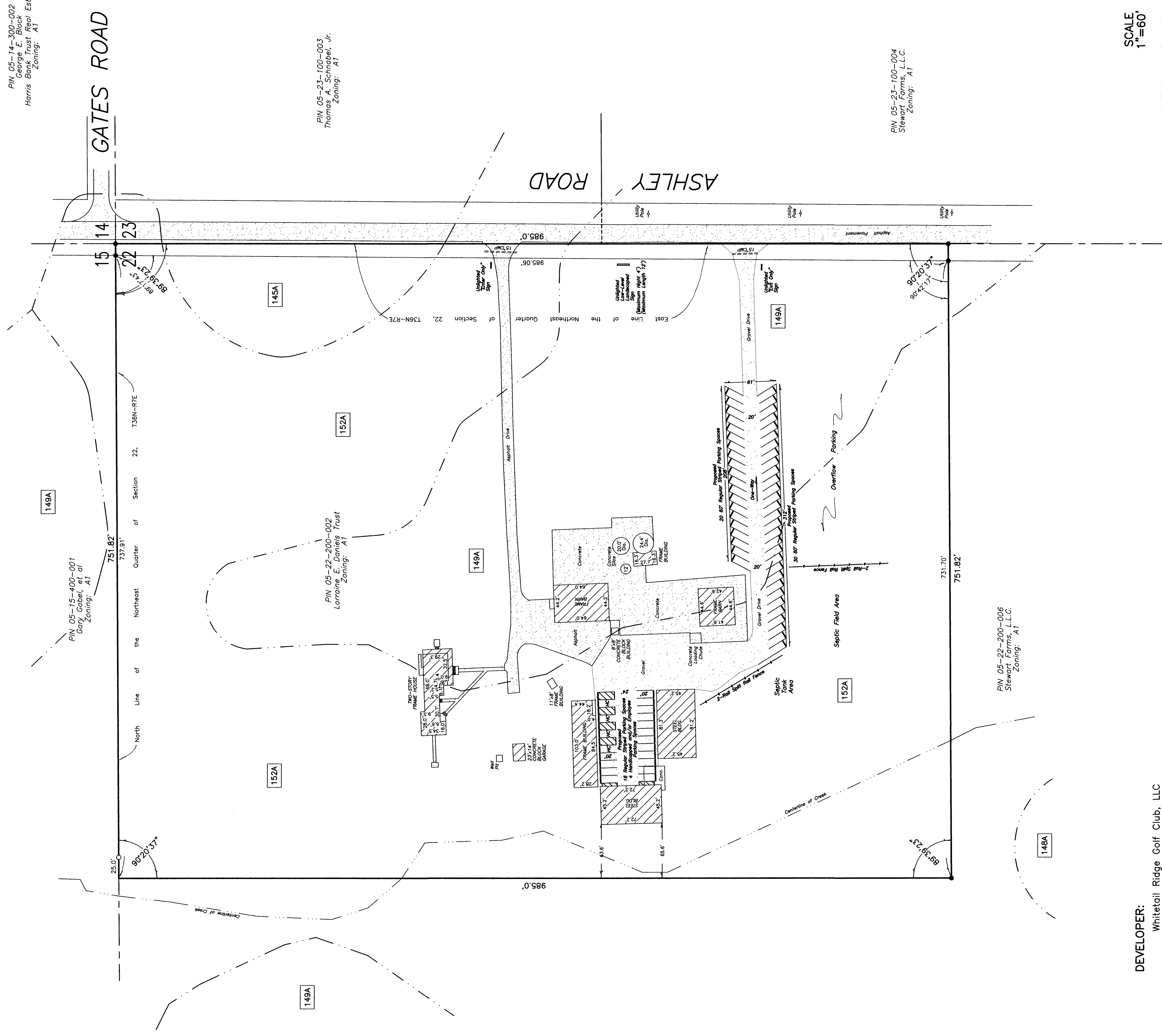
PIN 05-15-400-001
Gary Gabel, et al
Zoning: A1

PIN 05-22-200-002
Lorraine E. Daniels Trust
Zoning: A1

PIN 05-23-100-003
Thomas A. Schinabel, Jr.
Zoning: A1

PIN 05-23-100-004
Stewart Farms, L.L.C.
Zoning: A1

PIN 05-22-200-006
Stewart Farms, L.L.C.
Zoning: A1



DEVELOPER:
Whitetail Ridge Golf Club, LLC
7671 Clubhouse Drive
Yorkville, Illinois 60560

PROPERTY LOCATION:
PIN: 05-22-200-002
9111 Ashley Road
Yorkville, Illinois 60560

AREA TO BE REZONED:
17,000.2 Acres
(16,615.4 Acres Excluding Road)

PRESENT ZONING:
A-1

PROPOSED ZONING:
A-1, SU

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

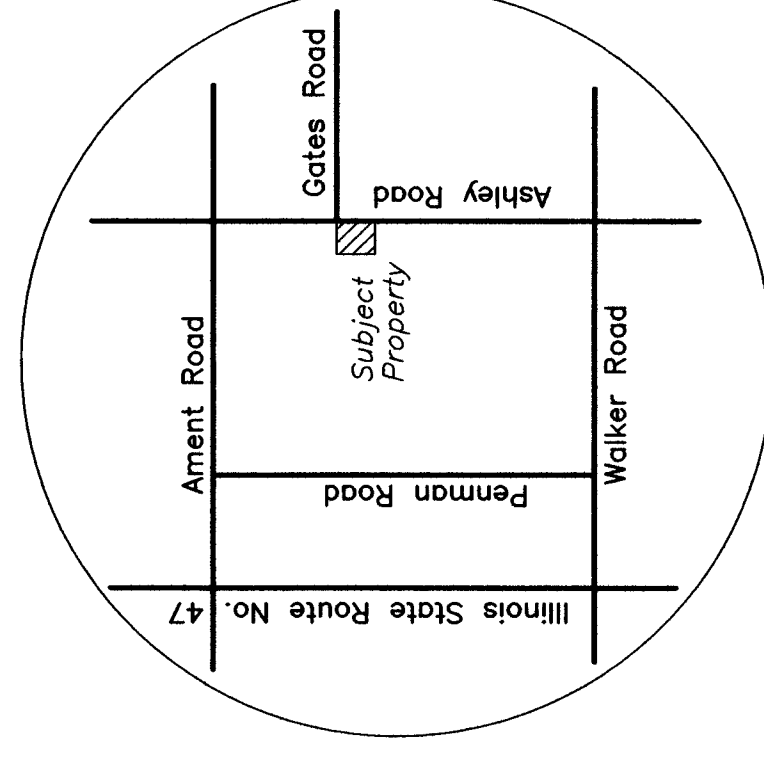
The North 985.0 feet of the East 751.82 feet of the North Half of the Northeast Quarter of Section 22, Township 36 North, Range 7 East of the Third Principal Meridian in Kendall Township, Kendall County, Illinois.

SCALE:
1"=60'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- - - Indicates Soils Boundary

SOILS (From Web Soil Survey)

145A	Soybrook Silt Loam, 0%-2% slopes
148A	Proctor Silt Loam, 0%-2% slopes
149A	Brenton Silt Loam, 0%-2% slopes
152A	Drummer Silty Clay Loam, 0%-2% slopes



NOTE: The Subject property is located in Zone X (areas determined to be outside the 0.22% annual flood elevation as a result of FEMA Flood Insurance Rate Map No. 17093C0125G with an effective date of February 4, 2009).

May 13, 2016

JOB NO.	16071
JOB NAME	WALKER
DWG FILE	16071
REVISION DATE	05/13/16

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

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

County Land Use Plan



County Zoning Map

