

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560

AGENDA

Wednesday, August 24, 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 July 27, 2016

PETITIONS

- 1. 16-18 LRMP Amendment Public Hearing – Kendall County**
Request: Amendment to Land Use Plan
Location: Kendall County
Purpose: Amendment to the Land Use Plan at the northwest intersection of State Route 31 and Light Road in Oswego Township to identify the area as commercial
- 2. 16-20 Stor-Mor, Inc.**
Request: Zoning Map Amendment
Location: 1317 Route 31, Oswego Township
Purpose: Request for approval of a Zoning Map Amendment to rezone 3.2 acres from B-1 (Local Shopping) to B-2 (General Business)
- 3. 16-20 Stor-Mor, Inc.**
Request: Special Use
Location: 1317 Route 31, Oswego Township
Purpose: Request for approval of a special use to operate an enclosed self-service storage facility and an outdoor storage facility
- 4. 16-21 High Grove Subdivision**
Request: Zoning Map Amendment
Location: West side of Grove Road, 1 mile north of Route 52, Seward Township
Purpose: Request for approval of a Zoning Map Amendment to rezone 9.9 acres from RPD-2 (Residential Planned Development – Two) to R-2 (Single-Family Residential)
- 5. 16-21 High Grove Subdivision**
Request: Preliminary and Final Plat of Subdivision
Location: West side of Grove Road, 1 mile north of Route 52, Seward Township
Purpose: Request for approval of a Preliminary and Final Plat of Subdivision for a four (4) lot residential subdivision

OLD BUSINESS

Petition 16-14 – Robert Delaney – Request for a Special Use in the A-1 Agricultural District to operate an outdoor shooting range – 16502 Church Road, Lisbon Township (Continued from July 27, 2016)

NEW BUSINESS

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-16 Jensen – Request for a Special Use to operate a landscaping business in the A-1 District – Approved by County Board 8.16.16

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, September 28, 2016

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unofficial Meeting Minutes of July 27, 2016

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

ROLL CALL

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

Staff present: John Sterrett, Senior Planner

Members Absent: John Shaw, Vern Poppen

In the Audience: Approximately 60 people were in attendance. Those who spoke and/or signed the sign-in sheet included: Attorney Dan Kramer; Robert Delaney; Chris Jensen; Megan Jensen; Jeanne Freeman; Greg Peterson; Joe Phillips; Jerry Lizalek; Roy Wake; Kathy Wake; Tom Christ; John Wolfinbarger; Scott Wallin; Jason Rome; Mike Kinzler; Eric Peterson; Virgil Karales; Dick Pedicord; Jonathan Villaneuva; David Rynite; John Miller; Daniel Eamon; Kevin Tomlanovich

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Mr. Bledsoe made a motion, seconded by Mr. Nelson, to approve the June 22, 2016. With a voice vote of all ayes, the motion carried.

PETITIONS

16-14 Robert Delaney

Request: Special Use to allow an outdoor shooting range in the A-1 Agricultural District

Location: 16502 Church Road in Lisbon Township

Mr. Sterrett outlined the request for a special use in the A-1 Agricultural District to operate an outdoor shooting range, which is permitted as a special use in the A-1 Agricultural District with certain requirements. The range is proposed on a 38 acre parcel zoned as A-1 Agricultural east of Church Road, one-quarter mile north of Whitewillow Road in Lisbon Township.

The property is landlocked without direct access onto Church Road and obtains access to Church Road through an existing gravel drive across the property to the west through an ingress/egress easement. The petitioner has indicated to staff about improving the access drive with tar and chip. Staff would be supportive of this to lessen the impact of vehicles accessing this site.

The proposed shooting range will be located on the far eastern side of the property next to the ComED right-of-way property. The County's Zoning Ordinance requires shooting ranges to be located a distance of 1,000' from residential dwelling units. The petitioner has provided an exhibit depicting a 1,000' buffer area from the southeast corner of the nearest residential structure to the west.

The petitioner is proposing 24 shooting lanes each 75' in length with a north-south orientation and firing taking place towards the south. The lanes are divided into two 12 lane bays with a 10' concrete wall dividing the two

bays. A 10' concrete wall is proposed on the western shooting bay and a 10'-20' concrete wall is proposed on the eastern side of the bay near the ComED right-of-way property. A twenty foot earthen berm is proposed as a back stop for the range with a 6' vertical wood baffle on top. The western side of the shooting range will feature a 20' side berm as well extending north half way up the length of the shooting lanes. A proposed shooting canopy structure will be located on the eastern shooting bay to serve as a baffle device to prevent projectiles leaving the range area. The western shooting bay does not have this same canopy proposed. A series of evergreen trees will be planted on the western edge of the range.

The petitioner has submitted a business operation plan to the County. The hours of operation proposed include Tuesday thru Friday 10:00am to 8:00pm, or until one-half hour before dusk, whichever is first and Saturday and Sundays 9:00am to 8:00pm, or until one-half hour before dusk, whichever is first. The petitioner has indicated having a later start time for Sunday operation. Staff recommends this start time be 12:00pm on Sundays. The range will be closed on Mondays. The petitioner has indicated that 1 range safety official will be assigned for each 12 lanes with a chief range safety official on site to oversee all range bays.

Thirty (38) parking stalls are proposed, two (2) of which will be reserved for ADA compliance. The parking will be located on the north end of the property near the gravel drive.

Originally, the petitioner had proposed utilizing portable toilets on a temporary basis. Due to Illinois plumbing codes, however, this would not be permitted and the Health Department will require permanent bathroom facilities. As such, the petitioner will be required to provide these facilities within an existing structure on the property or be incorporated into a new facility to be built. It is staff's understanding that the site plan may be revised to indicate the location of the building and the parking will be relocated. The development of this property will require a stormwater management permit.

A hazardous waste plan addressing lead management is required as part of the special use. The petitioner has begun working with an outfit to develop a best management practices for lead removal and is here tonight. Staff is recommending a series of conditions to be placed on the special use, if approved, including:

- The shooting range operation shall conform with NRA standards established in the NRA Source Book
- Berming shall be a minimum height of twenty (20) feet per the NRA Range Source Book
- A sign shall be installed that is visible to all visitors of the shooting range that lists allowed firearm types, rules of operation – hearing and vision protection required
- The existing gravel drive providing access from Church Road to the site be improved with a hard surface
- A State recognized, nationally recognized or NRA Certified range supervisor shall be present at all times
- A range flag, a sign, or red light shall be displayed at all times when firing is taking place
- Access to the shooting range shall be controlled by a lockable gate.
- Hazardous waste plan addressing lead management required with a lead removal occurring at least once a year
- Submission of a maintenance bond annually for removal of lead
- Submission of the types of firearms to be used
- Only the use of handguns shall be permitted and no high power rifles or shotguns shall be permitted
- No discharge of lead shall occur into any wetlands
- No alcohol shall be allowed
- Sunday hours of operation shall be limited to 12:00pm to 8:00pm, or until one-half hour before dusk
- A sheltered canopy structure shall be constructed to serve as a baffle for the range to prevent any projectiles from leaving the range area or exceeding the height of the twenty (20) foot berm. This design shall be submitted to the Kendall County Planning, Building, and Zoning Department for review and approval.
- All applicable Federal, State and County rules and regulations shall be adhered to

- All applicable Federal and State licenses and approval shall be submitted to the Kendall County Planning, Building, and Zoning Department prior to commencing operations and submitted annually thereafter
- Shall satisfy all requirements of the Kendall County Health Department
- A stormwater management permit shall be approved prior to the start of construction
- Proposed signage shall meet the requirements of Section 12 of the Zoning Ordinance
- Lighting shall meet the standards of Section 11.02.F.12.d of the Zoning Ordinance
- Must adhere to the Performance standards of Section 10.01.F of the Zoning Ordinance

The petition received a favorable recommendation from the County's Zoning, Platting Advisory Committee. The petition received an unfavorable recommendation from the Lisbon Township Plan Commission and the Lisbon Township Board.

Attorney Dan Kramer stated that outdoor shooting ranges are an allowable special use in the County's Zoning Ordinance. Robert Delaney, petitioner, described the revised site plan for the range including proposed berming, parking, baffling, and a building. Mr. Delaney stated that the site plan has changed since the ZPAC meeting. Mr. Delaney stated that the range will primarily be membership based and some conceal carry training. No rifles or shotguns will be used. Mr. Sterrett stated that there are no noise regulations included in the shooting range special use category. Mr. Delaney stated that the current shared access drive will have a tar and chip surface all the way to Church Road. Questions were raised from the Commission regarding constructing a new access road that will eliminate shooting range traffic from the property to the west and the maintenance of this roadway.

Greg Peterson, 16502 A Church Road, owns the property directly to the west of the proposed shooting range. Mr. Peterson objected to the proposal because of the utilization of the shared residential driveway. Mr. Peterson has concerns regarding the amount of traffic that will be using this drive for the range. Mr. Peterson stated that shooters have been active on the site without a special use. The property value will be affected as well from the proposed use. Mr. Peterson also has concerns regarding the environmental impact from the range. Mr. Peterson stated that the 1,000' buffer should be revised

Joe Phillips, 6718 Whitewillow Road, lives within ½ a mile of the proposed range. Mr. Phillips presented the Commission with a market impact study completed by John Green Realty regarding property values near gun ranges stating the negative impacts. Mr. Phillips has concerns with the trajectory of fired ammunition that could potentially leave the shooting range.

Jerry Lizalek, 25006 West Sue Drive Channahon, spoke in support of the proposed range. Mr. Lizalek is an NRA range safety officer and works with an existing range in Plainfield in Will County. Mr. Lizalek believes this range will provide a benefit to both the private and public sector.

Roy Wake, 6232 Whitewillow Road, spoke in objection to the proposed range and had concerns regarding the noise and the amount of traffic that will be generated from the proposed use.

Kathy Wake, 6232 Whitewillow Road, spoke in objection to the proposed range. Ms. Wake had concerns from existing shooting that is already taking place on the property as well as the added traffic from the proposed use. Ms. Wake stated that there are already gun ranges for people to use.

Tom Christ, 1570 River Street Morris, stated his wife and daughter own property north of the proposed range and spoke in objection to the proposed range. Mr. Christ stated that the noise from the range will have a negative impact and brought up safety concerns citing an accident at a shooting range in LaSalle County.

Jerry Lizalek, 25006 West Sue Drive Channahon, addressed the incident brought up by Mr. Christ and discussed baffling.

John Wolfinbarger, 12859 MacKenzie Road, spoke in objection and stated that the range has been in operation for two years and has concerns about the legality of the special use as well as noise.

Joe Phillips, 6718 Whitewillow Road, addressed the gun range that was brought up previously in Plainfield.

Scott Wallin, 15724 Ashley Road, spoke in objection and stated that the noise will have a negative impact in the entire area, not just the immediate area. The berming will not prevent sound from traveling to other properties.

Jason Rome, 7024 Chicago, spoke in support of the proposed range. Mr. Rome stated that the berming will reduce the noise significantly. Mr. Rome believes a decibel test should be done before and after the berming is constructed. Mr. Rome believes safety will not be an issue based on the proposal.

John Wolfinbarger, 12859 MacKenzie Road, does not believe the berming will reduce the sound. Mr. Wolfinbarger reiterated about the legality of the operation.

Mike Kinzler, 935 Matoma Court Joliet, spoke in support of the range and described his business of manufacturing high security gate locks. All gates on the property will have high security locks with limited access with back up plans for missing or lost keys.

Eric Peterson, 1223 Liberty Street Morris, spoke in objection to the proposed range. Mr. Peterson stated that the impact on the property values is a concern. Mr. Peterson also had concerns about the property being used previously for a range. A different property with direct access to a road would be a better location.

James Manning, 6718 Whitewillow Road, spoke in objection to the proposed range. Mr. Manning stated he is a professional airline pilot and discussed the Federal Flight Deck Officer program and how the program works with firearms.

Scott Wallin, 15724 Ashley Road, expressed concerns about vehicles or individuals accessing the site around the security gate.

Virgil Karales, 14859 Brisbin Road, spoke in objection to the proposed range and had concerns about the location and adding another gun range to the area.

Dick Pedicord, lead management professional, discussed best management practices for lead disposal from shooting ranges. Mr. Pedicord stated that lead is reclaimed and recycled at shooting ranges consistent with EPA requirements. Mr. Pedicord stated there is no minimum timeframe for how often removal must take place but that is removed as is justified. Mr. Pedicord stated that the micro particulate from ammunition cannot be reclaimed. In between reclamation times, there must be management including design features and operation activities. Mr. Pedicord discussed range design to maintenance of lead between reclaiming to minimize re-suspension of lead. Mr. Pedicord stated that lead is five times the density of soil and does not travel as far as disturbed soil but there is no standard for the distance it travels.

Greg Peterson, 16502 A Church Road, stated that even minimizing the amount of lead that leaves the site will still have an impact on health for those who are exposed to it.

Jerry Lizalek, 25006 West Sue Drive Channahon, asked about the vegetation on the berm.

Eric Peterson, 1223 Liberty Street Morris, questioned how the Plan Commission can approve a plan that has

been modified and a proposal that does not have a lead mitigation plan.

The Commission discussed concerns about non-staff members of the range having a key and access to the range property. Mr. Delaney stated that a range officer must be present for a patron to use the site. The Commission believed only range officers should be permitted to have keys to access the site. Mr. Kramer addressed the allegations regarding prior activity on the site for over two years and stated that Mr. Delaney has only owned the property 1.5 years. There was discussion on the fencing of the property to prevent anyone from accessing the site without using a key through the gate.

Ms. Zubko recommended that conditions be added including:

- No trap shooting, skeet shooting, or sporting clays
- The access drive shall be improved with tar and chip within one year after the approval
- The access drive be treated with calcium chloride within sixty days after the approval
- The hours of operation for the whole week be included
- The noise regulations be included in the special use ordinance
- No firearms sales shall take place on the property
- Only range officers shall be permitted to have a key

Ms. Wilson believes a comparison should be drafted of the costs of improving the existing shared access drive and creating a new drive without using the neighboring property and has more concerns regarding the volume of traffic rather than just the dust.

Mr. Nelson made a motion, seconded by Ms. Zubko, to continue the petition to the August 24th Plan Commission. With a voice vote of a 6 ayes and one no, the motion carried.

The Commission went into recess at 8:10pm.

The Commission came out of recess at 8:30pm.

16-16 Chris and Megan Jensen

Request: Special Use to allow a landscape operation and excavating operation

Location: 7225 Caton Farm Road in Kendall Township

Mr. Sterrett outlined the request for a special use in the A-1 Agricultural District to operate a landscape and excavating business at 7225 Caton Farm Road in Kendall Township on the north side of Caton Farm Road, just west of Church Road. Mr. Sterrett pointed out that excavating businesses are not permitted in the A-1 Agricultural District either by right or by special use and therefore the special use approval may only include a landscape operation.

The operation will include landscape maintenance, installation of landscaping, and related activities. No yard waste will be stored on-site with the possible exception of balled trees and bushes that have been prepared for installation. No retail or wholesale material will occur on site. No outdoor storage will take place and all equipment will be kept within a proposed building. No landscape waste will be stored on-site.

A 16,000sf building is proposed on the north end of the property to be used for storage of all equipment. This building will require a building permit. The property has an existing access point onto Caton Farm with an asphalt drive. The submitted site plan proposes a widening of this drive on the subject property as well as within the R.O.W. of Caton Farm Road.

No parking is identified on the site plan. A proposed gravel area is located to the north of the site surrounding the proposed 16,000sf building. Staff is of the opinion that this gravel parking area will be adequate for employee parking. This gravel area and the proposed pond near it will require a stormwater management permit. No lighting is proposed with the exception of a security light at the south edge of the proposed building.

A proposed non-lit free-standing sign is depicted at the southwest corner of the property along Caton Farm Road. This sign is subject to the requirements of Section 12 of the Zoning Ordinance and must be setback at least ten (10) feet from the edge of the ROW.

The Zoning Ordinance requires all vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit. The petitioner has indicated all equipment will be stored within the proposed building satisfying this requirement.

Mr. Sterrett stated that the ZPAC committee forwarded the petition onto the Plan Commission with a favorable recommendation. The Kendall Township Board recommended denial of the special use in a 3-2 vote citing reasons of the portion of the business that may involve excavating. The Township was fine with the landscaping purpose but did not feel comfortable approving the request because excavating businesses are not permitted in the A-1 Agricultural District.

Staff has recommended the following conditions be placed on the controlling special use ordinance:

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure.
2. No employees are permitted to report to the site.
3. No landscape waste generated off the subject property may be burned on the subject property
4. A building permit shall be applied for and approved prior to the construction of the proposed building
5. All required site development permits shall be applied for and approved prior to start of construction
6. Proposed signage shall require a building permit and be subject to the sign requirements of Section 12 of the Zoning Ordinance.
7. The granting of this special use is only for a landscape operation and for those activities typically associated with a landscaping operation. Any other uses on the property not considered to be permitted by right or by special use are prohibited.

Attorney Dan Kramer, representing Chris and Megan Jensen, stated the use is a landscape operation with some equipment associated with excavating. There will be no outdoor storage of any kind on the property and there will be a nursery stock in the rear of the property. Mr. Kramer stated that in the future there may be employees who do report to the site as part of the operation and would request that a condition allow a maximum of five (5) employees. No additional access point will be made to the site.

The Commission questioned what type of equipment the petitioner uses in conjunction with landscaping that may be associated with an excavating business. Mr. Jensen stated that he has a backhoe and skidsteer as well as tractors. The Commission instructed the petitioner to submit a list of equipment that the petitioner uses as part of the operation to PBZ staff for review and that a condition be included limiting the equipment that is stored on the property to these items.

Angela Zubko made a motion, seconded by Larry Nelson, to recommend approval of the special use for a landscaping operation subject to the following conditions:

1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure.
2. A maximum of five (5) are permitted to report to the site
3. No landscape waste generated off the subject property may be burned on the subject property
4. A building permit shall be applied for and approved prior to the construction of the proposed building
5. All required site development permits shall be applied for and approved prior to start of construction
6. Proposed signage shall require a building permit and be subject to the sign requirements of Section 12 of the Zoning Ordinance.
7. The granting of this special use is only for a landscape operation and for those activities typically associated with a landscaping operation. Any other uses on the property not considered to be permitted by right or by special use are prohibited.
8. No retail or wholesale sales shall occur on the property
9. Equipment that is permitted to be located on site shall be subject to review and approval prior to the start of operations.

Mr. Sterrett called the roll: Mr. Ashton – Aye; Mr. Bledsoe – Aye; Mr. Casey – Aye; Mr. Nelson – Aye; Ms. Wilson – Aye; Ms. Zubko – Aye; Mr. Wormley – Aye. The motion carried.

The petition will be forwarded onto the Special Use Hearing Officer for Monday, August 1, 2016 at 7:00pm.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-10 – Whitetail Ridge LLC – A-1 Special Use – Banquet Hall Facility – 9111 Ashley Road, Kendall Township – Approved by County Board July 19, 2016.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

NEW BUSINESS

The Commission discussed some of the concerns from surrounding property owners near the Ellis Banquet Hall and applicable zoning restrictions that may apply.

OLD BUSINESS

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

The Kendall County Planning, Building, and Zoning Department was approached by a property owner located at the northwest corner of State Route 31 and Light Road regarding a proposed expansion of an existing indoor self-service storage facility. The expansion would consist of the construction of a 8,400sf self-service storage building as well as a proposed outdoor storage area. The existing facility is zoned as B-2 (General Business) with a special use to operate the indoor self-service storage facility. The special use was granted for the indoor self-service storage facility in 1976. The parcel immediately to the south of the existing facility, where the expansion is proposed, is zoned as B-1 (Local Shopping). The B-1 district does not permit indoor self-service storage facilities nor does it allow outdoor storage either by right or by special use. The B-2 district allows for an indoor self-service storage facility as a conditional use and allows for outdoor storage as a special use. The property owner therefore will need to seek a rezoning of the current B-1 zoned property to B-2 for this expansion.

When reviewing proposed zoning map amendments, the County’s Land Use Plan is taken into consideration to determine the proper zoning and uses for a specific area. The County’s Land Use Plan currently identifies the subject area at the northwest corner of State Route 31 and Light Road as suburban residential (max density 1.00 du/acre). The existing zoning in the subject area consists of a mix of commercial zoning: B-1 (Local Shopping), B-2 (General Business), B-3 (Highway Commercial) with the existing uses of a gas station, a commercial strip

mall, the self-service storage facility, a decommissioned water treatment facility, and stormwater detention facilities to serve these commercial uses. The area totals 10.5 acres.

Staff is of the opinion that given the existing zoning classifications and existing commercial uses in this area that the County's Land Use plan be amended to reflect commercial development for consistency with existing zoning and uses. Attached is a draft amendment to this portion of the Land Use Plan identifying the area as commercial. Per State Statute, a public hearing must take place as part of amending the County's Land Use Plan. This public hearing may occur at the next available Regional Plan Commission meeting in August.

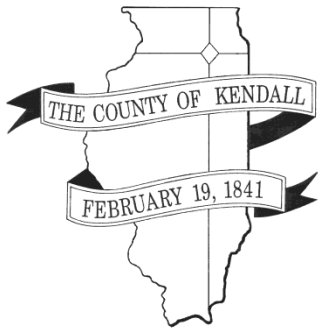
When reviewing proposed zoning map amendments, the County's Land Use Plan is taken into consideration to determine the proper zoning and uses for a specific area. The County's Land Use Plan currently identifies the subject area at the northwest corner of State Route 31 and Light Road as suburban residential (max density 1.00 du/acre). The existing zoning in the subject area consists of a mix of commercial zoning: B-1 (Local Shopping), B-2 (General Business), B-3 (Highway Commercial) with the existing uses of a gas station, a commercial strip mall, the self-service storage facility, a decommissioned water treatment facility, and stormwater detention facilities to serve these commercial uses. The area totals 10.5 acres. A public hearing will be taking place on August 24, 2016.

Dumpsters in Residential Zoning Districts – continued

ADJOURNMENT

Ms. Zubko made a motion, seconded by Mr. Wormley, to adjourn. With a voice vote of all ayes, the motion carried. The Regional Plan Commission meeting adjourned at 8:59 pm.

Respectfully submitted by,
John H. Sterrett, Senior Planner



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: KCRPC
From: John H. Sterrett
Date: August 17, 2016
Re: Proposed Amendment to the Kendall County Land Use Plan

The Kendall County Planning, Building, and Zoning Department was approached by a property owner located at the northwest corner of State Route 31 and Light Road regarding a proposed expansion of an existing indoor self-service storage facility. The expansion would consist of the construction of a 8,400sf self-service storage building as well as a proposed outdoor storage area. The existing facility is zoned as B-2 (General Business) with a special use to operate the indoor self-service storage facility. The special use was granted for the indoor self-service storage facility in 1976. The parcel immediately to the south of the existing facility, where the expansion is proposed, is zoned as B-1 (Local Shopping). The B-1 district does not permit indoor self-service storage facilities nor does it allow outdoor storage either by right or by special use. The B-2 district allows for an indoor self-service storage facility as a conditional use and allows for outdoor storage as a special use. The property owner therefore will need to seek a rezoning of the current B-1 zoned property to B-2 for this expansion.

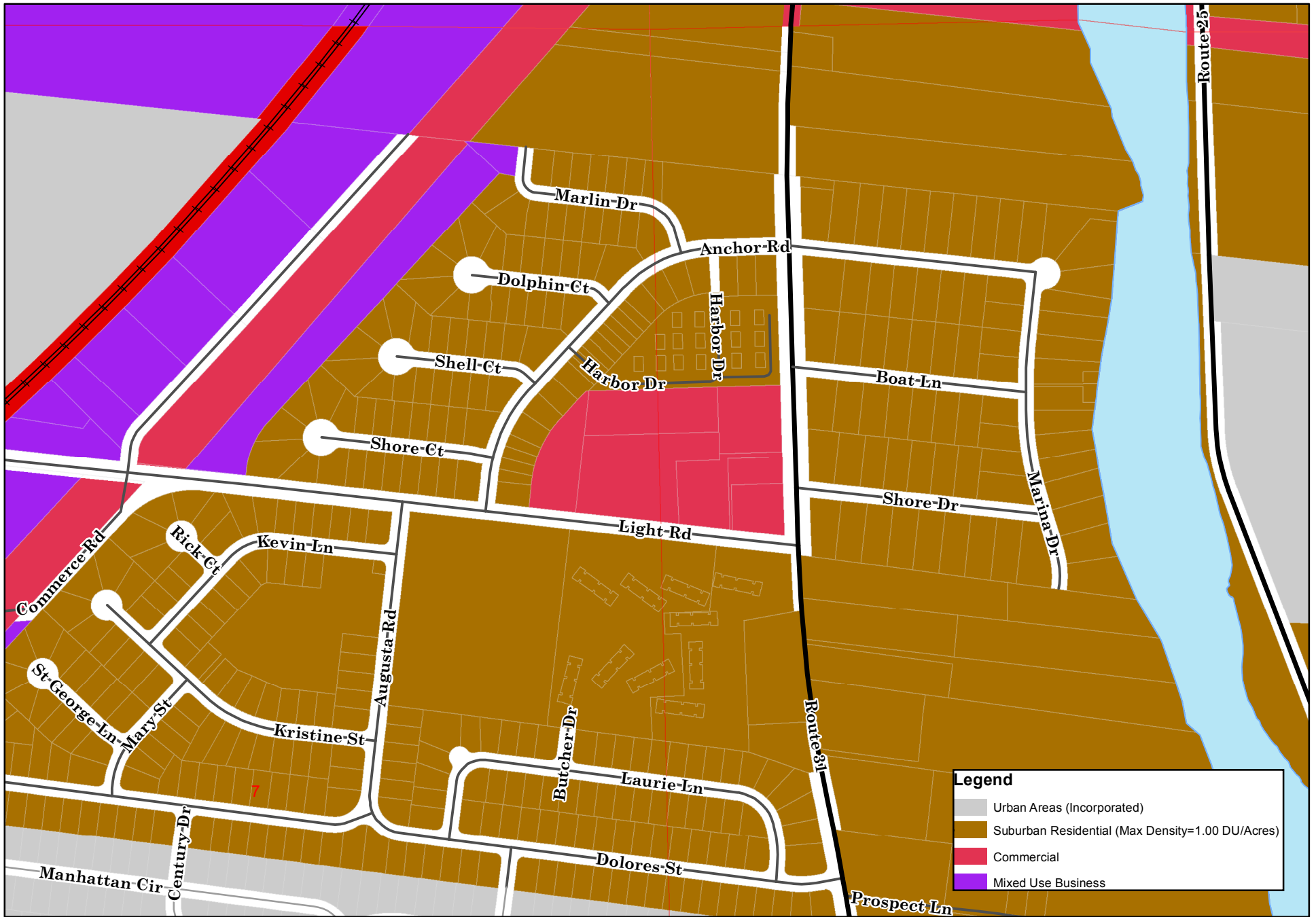
When reviewing proposed zoning map amendments, the County's Land Use Plan is taken into consideration to determine the proper zoning and uses for a specific area. The County's Land Use Plan currently identifies the subject area at the northwest corner of State Route 31 and Light Road as suburban residential (max density 1.00 du/acre). The existing zoning in the subject area consists of a mix of commercial zoning: B-1 (Local Shopping), B-2 (General Business), B-3 (Highway Commercial) with the existing uses of a gas station, a commercial strip mall, the self-service storage facility, a decommissioned water treatment facility, and stormwater detention facilities to serve these commercial uses. The area totals 10.5 acres.

Staff is of the opinion that given the existing zoning classifications and existing commercial uses in this area that the County's Land Use plan be amended to reflect commercial development for consistency with existing zoning and uses. Attached is a draft amendment to this portion of the Land Use Plan identifying the area as commercial. Per State Statute, a public hearing must take place as part of amending the County's Land Use Plan. This public hearing will occur at the August 24, 2016 RPC Meeting.

Please review the attached and be prepared to provide comments on the proposed change to the Land Use Plan at the August 24, 2016 KCRPC meeting.

JHS

Attachments



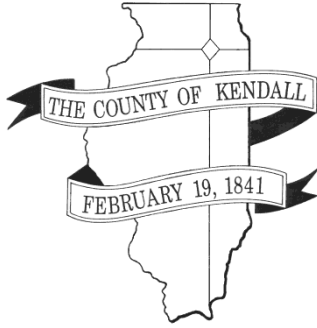
Legend

- Urban Areas (Incorporated)
- Suburban Residential (Max Density=1.00 DU/Acres)
- Commercial
- Mixed Use Business



03-07-278-009, 03-07-278-010, 03-07-278-011,
03-08-151-001, 03-08-151-002, 03-08-151-003, 03-08-151-004
Oswego Township
Kendall County Illinois

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DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 16-20

Stor-Mor, Inc.

Zoning Map Amendment – B-1(Local Shopping) to B-2 (General Business)

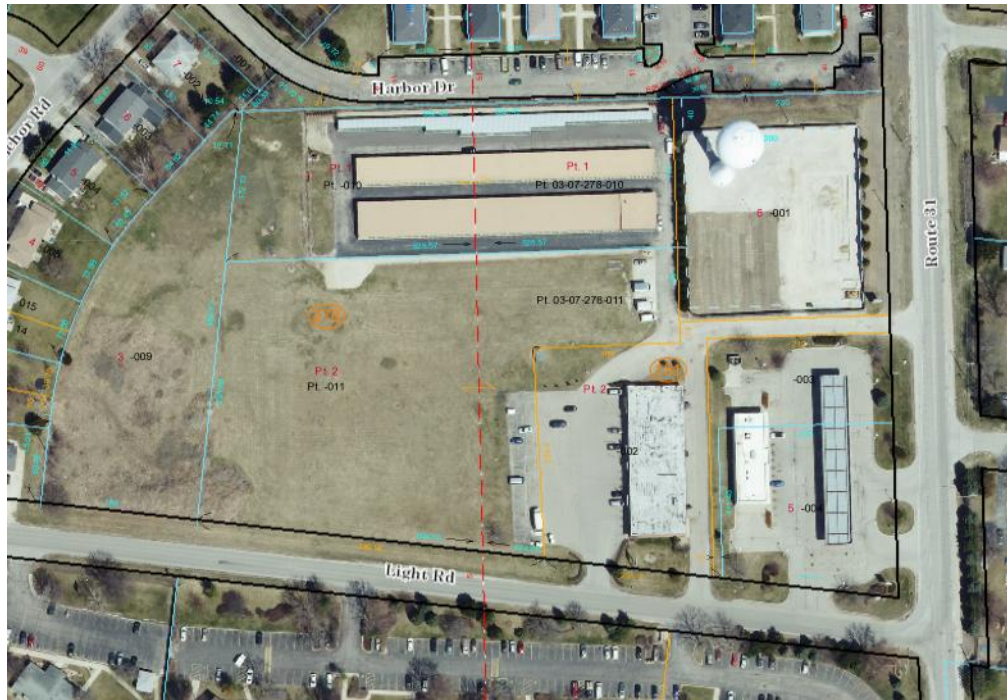
Special Use – Outdoor Storage

SITE INFORMATION

PETITIONER Robert Schneider d/b/a Stor-Mor, Inc.

ADDRESS 1317 Route 31

LOCATION Northwest corner of State Route 31 and Light Road



TOWNSHIP Oswego

PARCEL # 03-07-278-011

LOT SIZE 3.2 acres

EXITING LAND USE Vacant

ZONING B-1 (Local Shopping District)

LRMP	Land Use	Suburban Residential (Max 1.00 du/ac)
	Roads	Route 31 is a State Road classified as an Arterial Roadway; Light Road is a Township Road classified as a Minor Collector Roadway

Trails	Regional Trail along Light Road
Floodplain/ Wetlands	None

REQUESTED ACTION Zoning Map Amendment to rezoned from B-1 (Local Shopping District) to B-2 (General Business District) and a Special Use to operate an outdoor storage facility in the B-2 District

APPLICABLE REGULATIONS Section 13.07 – Amendments

Section 9.03 C.20 – B-2 Special Uses – Permits Outdoor Storage provided such storage is screened from adjacent and surrounding properties

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Commercial	B-2	Suburban Residential	B-2; R-6; R-7; R-1; M-1
South	Mutli-Family	R-7	Suburban Residential	R-7; R-6; Oswego
East	Commercial	B-1	Suburban Residential	B-1; B-3; R-5
West	Stormwater Detention	B-2	Suburban Residential	B-2; R-6; M-1



**PHYSICAL DATA
ENDANGERED SPECIES REPORT**

NATURAL RESOURCES INVENTORY

An Executive Summary will be issued per the Kendall County Soil & Water Conservation District

ACTION SUMMARY

OSWEGO TOWNSHIP

The Oswego Township Board voted 3-0 to approve the request.

VILLAGE OF MONTGOMERY

The Village reviewed the petition and had no objections.

ZPAC (8.2.16)

The ZPAC Committee made a favorable recommendation on the map amendment and the special use proposal.

GENERAL

Stor-Mor, Inc. is seeking a zoning map amendment from B-1 (Local Shopping) to B-2 (General Business) to provide an expansion of an existing enclosed self-service storage facility as well as to provide outdoor storage. The existing enclosed self-service storage facility is located on the 1.95 acre parcel adjacent to the north of the subject parcel and is zoned as B-2 with a special use for mini-warehousing. The petitioner currently has three existing storage buildings are located on the parcel immediately to the north consisting of 5,400sf, 10,230sf, 13,640sf and intends to construct a 8,400sf storage building on the subject parcel with twenty-nine (29) parking stalls for outdoor RV storage. The subject parcel's current zoning of B-1 does not permit either enclosed self-service storage facilities or outdoor storage. The B-2 district permits enclosed self-service storage facilities as a conditional use and outdoor storage as a special use.

MAP AMENDMENT

The petitioner is requesting a zoning map amendment to rezone the 3.2 acre property from B-1 to B-2 to allow for an expansion of the enclosed self service storage facility and to allow outdoor storage. The county's Land Use Plan identifies this area as Suburban Residential. A rezoning of this property will require an amendment to the County's Land Use Plan to allow for commercial development. The County's Regional Plan Commission discussed this potential change at their June and July meetings and will hold a public hearing on the amendment in August.

The existing zoning classifications and land uses in the area are consistent with a commercial category and would benefit from a change in the land use plan to accommodate any future commercial redevelopment at the intersection.

SPECIAL USE OPERATION

The petitioner intends to construct a 8,400sf enclosed self-storage facility just south of the three existing buildings. In addition to this enclosed structure, twenty-nine (29) angled parking stalls are proposed for RV storage outdoors. Staff notes that the drive aisle leading to twelve (12) of these parking stalls is a dead end and the angled parking stalls will require any vehicle stored to be backed out completely down the access aisle. Prior to construction, approval from the Oswego Fire Protection District should be received that this dead end access drive will not require a turnaround for emergency vehicles.

To address the screening of the outdoor storage area from adjacent properties, the petitioner is proposing to install emerald green arborvitae along the south and west property line. Evergreen trees along a portion of the east property line will be installed to screen from State Route 31. The storage area will be completely fenced in. The petitioner has indicated that no vehicle will be accepted to store on site that is not in working condition. The hours of operation would remain the same as they are currently for the existing self-service storage facility which has office hours of 8:00am to 5:00pm and gate hours of 7:00am to 7:00pm.

BUILDING CODES

A building permit will be required for the construction of the proposed 8,400sf storage structure

STORMWATER MANAGEMENT

A stormwater management permit will be required for the construction of the proposed 8,400sf storage structure and the additional asphalt area being provided around the building and for the outdoor storage area.

LIGHTING

No lighting is being provided for the outdoor storage area. The only additional lighting being provided will be located on the proposed building.

CONCLUSION

The rezoning of the subject property from B-1 (Local Shopping District) to B-2 (General Business District) is consistent with the existing zoning and commercial uses in the immediate vicinity. An amendment to the County's Land Use plan to commercial for the area will be required prior to action taking place on the zoning map amendment. The proposed zoning of B-2 (General Business District) will allow for enclosed self-service storage facility as a conditional use and the outdoor storage area as a special use.

RECOMMENDATION

If the Land Use plan is amended to commercial for the subject parcel and immediately surrounding properties and approval is granted for the zoning map amendment request from B-1 to B-2, staff recommends the following conditions be placed on the controlling ordinance for the especial use:

1. The property will be developed in accordance with the site plan
2. A building permit shall be secured prior to construction of the proposed storage building
3. A stormwater management permit shall be secured prior to the development of the property
4. The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties.
5. Office hours of operation shall be limited to 8:00am to 5:00pm and gate hours of operation shall be limited to 7:00am to 7:00pm
6. No more than twenty-nine (29) vehicles may be stored on site at a time
7. All vehicles stored on site shall be located within a designated stall
8. All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance

ATTACHMENTS

1. Description of proposed zoning – prepared by the petitioners
2. Description of proposed use – prepared by the petitioners
3. Village of Montgomery Email – 7.29.16
4. Oswego Township Letter – 8.10.16
5. ZPAC Minutes 8.2.16
6. Plat of Survey
7. Site Plan



1317 Route 31, Oswego, IL., 60543 • (630) 554-8833

Rezoning Request

We are seeking to change the zoning for Lot #2 for the purposes of expanding the self storage facility that we currently operate on lot #1.

We own lots #1, #2 and lot #3. Lot #1 is zoned B-2, Lot #3 is zoned B-2, and only a portion of lot #2 is currently zoned B-2. We are requesting that the remainder of lot #2 be changed and have that same B-2 zoning also.

Our goal is to expand our self storage facility onto lot #2 by adding a new drive-up storage building. Ultimately we would like to have the ability to include some RV parking spaces on this property as well.

With a strip mall, a gas station mini-mart, and a vacated sewage treatment plant that now houses a water tower comprising the other surrounding commercial operations, it seems quite natural to extend this zoning designation into the area we are calling lot#2 of this development.



1317 Route 31, Oswego, IL., 60543 • (630) 554-8833

Special Use of Land Request

We currently are operating a self storage facility. We employ a husband & wife team, who live on-site in the provided apartment. In recent years, we have noticed many more calls from surrounding residents inquiring about our ability to store their various types of RV's, boats, etc. on our property. Those requests stem from many of the surrounding communities desire to ban the storage of these types of vehicles or recreational equipment on driveways in residential neighborhoods. Providing this service to the community would allow these residents to have a secure and convenient location to be able to store those vehicles close by their homes. It also is a perfect match for a self storage facility to offer this service, since we have the land, the staff, and the infrastructure to add this service seamlessly.

We are not interested in creating a junk yard; in fact we would not allow any such vehicle that is not in working or running condition, nor are we interested in storing semi-tractor trailers, or construction equipment. Our goal would be to cater to those who are willing to pay for a safe and secure storage location for their functioning boats or RV's. At most, the current design layout would probably allow us to accommodate a maximum of about 25 vehicles.

Our hours of operation would stay as they are now for the storage part of our business, which is office hours of 8:00 am - 5:00 pm, and gate hours of 7:00 am - 7:00 pm.

Our goal would be to create an attractive well maintained fully fenced facility. We propose to provide attractive landscaping particularly when viewed from any residential property. I might add that I do not think it would make sense to completely wall off the view from these areas as to create a dense wall as in "I wonder what's behind there?", but to rather plant an attractive row of tall evergreens that creates appealing views for any outsiders, but still allow some visibility as to our business. The requirement for "screening" is vague, and my hopes are to find a happy medium with regard to this requirement.

John Sterrett

From: Rich Young [ryoung@ci.montgomery.il.us]
Sent: Friday, July 29, 2016 8:11 AM
To: John Sterrett
Subject: RE: Zoning Petition 16-20 - Stor-Mor Mini Storage

John,

The Village of Montgomery has no objections to the proposed development.

Regards, Rich

Richard Young

Village of Montgomery
Director of Community Development
200 No. River Street
Montgomery, IL 60538
(331) 212-9021

From: John Sterrett [<mailto:JSterrett@co.kendall.il.us>]
Sent: Wednesday, July 20, 2016 12:02 PM
To: John Sterrett <JSterrett@co.kendall.il.us>
Subject: Zoning Petition 16-20 - Stor-Mor Mini Storage

Good afternoon,

Attached, please find information on zoning petition 16-20 for Robert Schneider d/b/a Stor-Mor Mini Storage. The petition is a request for a zoning map amendment to rezone Parcel 03-07-278-011 from B-1 (Local Shopping) to B-2 (General Business) as well as a special use request to operate an outdoor storage facility. The property is located at 1317 Route 31 in Oswego Township. This petition will be on the August 2nd ZPAC agenda for discussion.

Please feel free to contact me with any questions.

John H. Sterrett
Senior Planner

Kendall County Planning, Building, & Zoning
111 West Fox Street, Room 203
Yorkville, Illinois 60560
Phone: 630.553.4139 | Fax: 630.553.4179

OSWEGO TOWNSHIP

Est. 1849

84 Templeton
P.O. Box 792
Oswego, IL 60543-0792

August 10, 2016

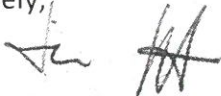
Kendall Co. Planning, Bldg. & Zoning Dept.
111 West Fox St.
Yorkville, Il. 60560

Gentlemen:

The Oswego Township Board upon motion of 3 "ayes" and one absent, moved to Approve the request of Petition #16-20 Robert Schneider d/b/a/ Stor-Mor Mini Storage For a B-2 Special Use to operate an outdoor storage facility for RV storage at 1317 Route 31 in Oswego Township.

This action will be so stated in the minutes of the meeting of August 9,2016 of the Oswego Board of Trustees.

Sincerely,



James K. Detzler
Township Supervisor

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
August 2, 2016 – Meeting Minutes**

Senior Planner John Sterrett called the meeting to order at 9:00 a.m.

Present:

Scott Gryder – PBZ Committee Chair (Arrived)
Fran Klaas – Highway Department
Jason Langston – Sheriff's Office
Aaron Rybski – Health Department
Megan Andrews – Soil & Water Conservation District
John Sterrett – PBZ Department

Absent:

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

Audience: Attorney Dan Kramer; Attorney Kelly Helland

AGENDA

Mr. Klaas made a motion, seconded by Ms. Andrews, to amend the agenda to move public comment before approval of the minutes. With a voice vote of all ayes the motion carried.

PUBLIC COMMENT

Dariusz Kozinski, VP of Service Employees International Union Local 1 appeared with employees of Cleaner Leading Services, the cleaning service for Kendall County buildings as well as others. Mr. Kozinski stated that employees with this company make low wages with no benefits and he would like to see the County look into using a responsible cleaning company.

MINUTES

Mr. Gryder made a motion, seconded by Mr. Klaas, to approve the July 12, 2016 meeting minutes with a correction to wording regarding class v injection requirements. With a voice vote of all ayes the motion carried.

PETITIONS

16-18 LRMP Amendment

The Kendall County Planning, Building, and Zoning Department was approached by a property owner located at the northwest corner of State Route 31 and Light Road regarding a proposed expansion of an existing indoor self-service storage facility. The expansion would consist of the construction of a 8,400sf self-service storage building as well as a proposed outdoor storage area. The existing facility is zoned as B-2 (General Business) with a special use to operate the indoor self-service storage facility. The special use was granted for the indoor self-service storage facility in 1976. The parcel immediately to the south of the existing facility, where the expansion is proposed, is zoned as B-1 (Local Shopping). The B-1 district does not permit indoor self-service storage facilities nor does it allow outdoor storage either by right or by special use. The B-2 district allows for an indoor self-service storage facility as a conditional use and allows for outdoor storage as a special use. The property owner therefore will need to seek a rezoning of the current B-1 zoned property to B-2 for this expansion.

When reviewing proposed zoning map amendments, the County's Land Use Plan is taken into consideration to determine the proper zoning and uses for a specific area. The County's Land Use Plan currently identifies the subject area at the northwest corner of State Route 31 and Light Road as suburban residential (max density 1.00 du/acre). The existing zoning in the subject area consists of a mix of commercial zoning: B-1 (Local Shopping), B-2 (General Business), B-3 (Highway Commercial) with the existing uses of a gas station, a commercial strip mall, the self-service storage facility, a decommissioned water treatment facility, and stormwater detention facilities to serve these commercial uses. The area totals 10.5 acres.

Staff is of the opinion that given the existing zoning classifications and existing commercial uses in this area that the County's Land Use plan be amended to reflect commercial development for consistency with existing zoning and

uses. Attached is a draft amendment to this portion of the Land Use Plan identifying the area as commercial. Per State Statute, a public hearing must take place as part of amending the County's Land Use Plan. This public hearing will occur at the next Regional Plan Commission meeting in August.

Mr. Klaas made a motion, seconded by Mr. Gryder, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.

16-20 – Stor-Mor, Inc. – Zoning Map Amendment – B-1 to B-2

Mr. Sterrett outlined the request for a zoning map amendment for the property at 1317 Route 31 in Oswego Township. Stor Mor Inc is requesting a zoning map amendment to rezone the 3.2 acre property from B-1 to B-2 to allow for an expansion of the enclosed self service storage facility and to allow outdoor storage. The county's Land Use Plan identifies this area as Suburban Residential. A rezoning of this property will require an amendment to the County's Land Use Plan to allow for commercial development. The County's Regional Plan Commission discussed this potential change at their June and July meetings and will hold a public hearing on the amendment in August. The existing zoning classifications and land uses in the area are consistent with a commercial category and would benefit from a change in the land use plan to accommodate any future commercial redevelopment at the intersection.

Mr. Klaas made a motion, seconded by Mr. Gryder, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.

16-20 – Stor-Mor, Inc. – B-2 Special Use – Outdoor Storage and Enclosed Self-Service Storage

Mr. Sterrett outlined the request for a special use for an outdoor storage as well as enclosed self-service storage for the property at 1317 Route 31 in Oswego Township. Stor Mor Inc intends to construct a 8,400sf enclosed self-storage facility just south of the three existing buildings. In addition to this enclosed structure, twenty-nine (29) angled parking stalls are proposed for RV storage outdoors. Staff notes that the drive aisle leading to twelve (12) of these parking stalls is a dead end and the angled parking stalls will require any vehicle stored to be backed out completely down the access aisle. Prior to construction, approval from the Oswego Fire Protection District should be received that this dead end access drive will not require a turnaround for emergency vehicles.

To address the screening of the outdoor storage area from adjacent properties, the petitioner is proposing to install emerald green arborvitae along the south and west property line. Evergreen trees along a portion of the east property line will be installed to screen from State Route 31. The storage area will be completely fenced in. The petitioner has indicated that no vehicle will be accepted to store on site that is not in working condition. The hours of operation would remain the same as they are currently for the existing self-service storage facility which has office hours of 8:00am to 5:00pm and gate hours of 7:00am to 7:00pm.

If the Land Use plan is amended to commercial for the subject parcel and immediately surrounding properties and approval is granted for the zoning map amendment request from B-1 to B-2, staff recommends the following conditions be placed on the controlling ordinance for the especial use:

- The property will be developed in accordance with the site plan
- A building permit shall be secured prior to construction of the proposed storage building
- A stormwater management permit shall be secured prior to the development of the property
- The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties.
- Office hours of operation shall be limited to 8:00am to 5:00pm and gate hours of operation shall be limited to 7:00am to 7:00pm
- No more than twenty-nine (29) vehicles may be stored on site at a time
- All vehicles stored on site shall be located within a designated stall
- All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance

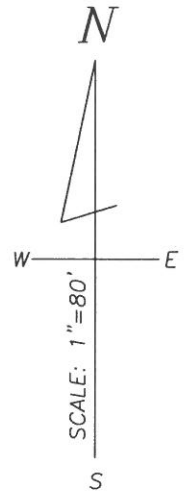
Mr. Gryder made a motion, seconded by Mr. Rybski, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.

16-21 – High Grove Subdivision – Zoning Map Amendment – RPD-2 to R-2

Mr. Sterrett outlined the request for a zoning map amendment for the property on the west side of Grove Road, approximately 1 mile north of Route 52 in Seward Township. The petitioners, Tom and Suzanne Casey, are
ZPAC Meeting Minutes 8.2.16

PLAT OF SURVEY

That part of Lot 2 of the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace (except those parts described as follows): commencing at the Southeast corner of Lot 5 in Unit Two, Marina Terrace; thence North 83 degrees, 39 minutes, 05 seconds West, along the Southerly line of Lot 5, 212.12 feet for a point of beginning; thence North 01 degree, 46 minutes, 00 seconds West 272.52 feet; thence North 88 degrees, 14 minutes, 00 seconds East 210.00 feet to a point on the East line of Lot 5; thence South 01 degrees 46 minutes, 00 seconds East along said East line, 102.49 feet; thence South 88 degrees, 14 minutes, 00 seconds West, 200.00 feet; thence South 01 degree, 46 minutes, 00 seconds East, 171.48 feet to the Southerly line of Lot 5; thence North 83 degrees, 39 minutes, 05 seconds West along said Southerly line, 10.10 feet to the point of beginning, in the Township of Oswego, Kendall County, Illinois and excepting that part of Lot 2 of the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, described as follows: commencing at the Southwest corner of said Lot 2; thence South 83 degrees, 39 minutes, 05 seconds East along the most Southerly line of said lot, 389.46 feet for the point of beginning, thence North 01 degree, 46 minutes, 00 seconds West 239.6 feet; thence North 88 degrees, 14 minutes, 00 seconds East 245 feet to the most Easterly line of said lot; thence South 01 degree, 46 minutes, 00 seconds East along said Easterly line 20 feet; thence South 88 degrees, 14 minutes, 00 seconds West 210 feet; thence South 01 degree, 46 minutes, 00 seconds East 272.52 feet to a point on said Southerly line which is 10.10 feet West of the most Southerly Southeast corner thereof; thence North 83 degrees, 39 minutes, 05 seconds West along said Southerly line 205.09 feet to the point of beginning; in the Township of Oswego, Kendall County, Illinois and excepting that part of Lot 2, in the Resubdivision of part of Lot 5 of Unit Two, Marina Terrace, bounded by a line described as follows: beginning at the Northeast corner of Lot 1 (being also the most Northerly Northwest corner of said Lot 2), thence North 88 degrees, 14 minutes, 00 seconds East, along the North line of Lot 2, aforesaid, 230 feet to its most Northerly Northeast corner; thence South 01 degree, 46 minutes, 00 seconds East, along the East line thereof; 255 feet, thence South 88 degrees, 14 minutes, 00 seconds West, 245 feet; thence North 01 degree, 46 minutes, 00 seconds West, 84 feet to a point in the South line of said Lot 1; thence North 88 degrees, 14 minutes, 00 seconds East, along said South line; 15 feet to the Southeast corner of said Lot 1; thence South 01 degree, 46 minutes, 00 seconds East, along the West line of Lot 6 Unit Two in said Marina Terrace, 69 feet to the Southwest corner of said Lot 6, thence North 88 degrees, 14 minutes, 00 seconds East, along the South line of said lot, 200 feet to the Southeast corner thereof; thence North 01 degree, 46 minutes 00 seconds West, along the East line of said Lot 6, a distance of 200 feet to its Northeast corner; thence South 88 degrees, 14 minutes, 00 seconds West along the North line of said lot, 200 feet to the Northwest corner thereof; thence North 01 degree, 46 minutes, 00 seconds West, along the East line of Lot 1, aforesaid, 40 feet to the place of beginning in Oswego Township, Kendall County, Illinois.



ANGHOR ROAD

15' SEWER & WATERMAIN EASEMENT

WILLIAM MATTHEW WINGSTEDT
REGISTERED
LAND SURVEYOR
LICENSE NO.
035.002675
OSWEGO, IL
PROFESSIONAL
STATE OF ILLINOIS

STATE OF ILLINOIS } S. S.
COUNTY OF KENDALL }

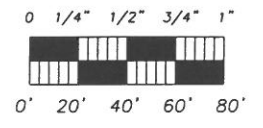
THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 19th DAY OF JULY, A.D., 2016.

ILLINOIS LAND SURVEYOR NO. 2675
(LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2016)
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON A RECORD DATUM LINE.
PLEASE COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES

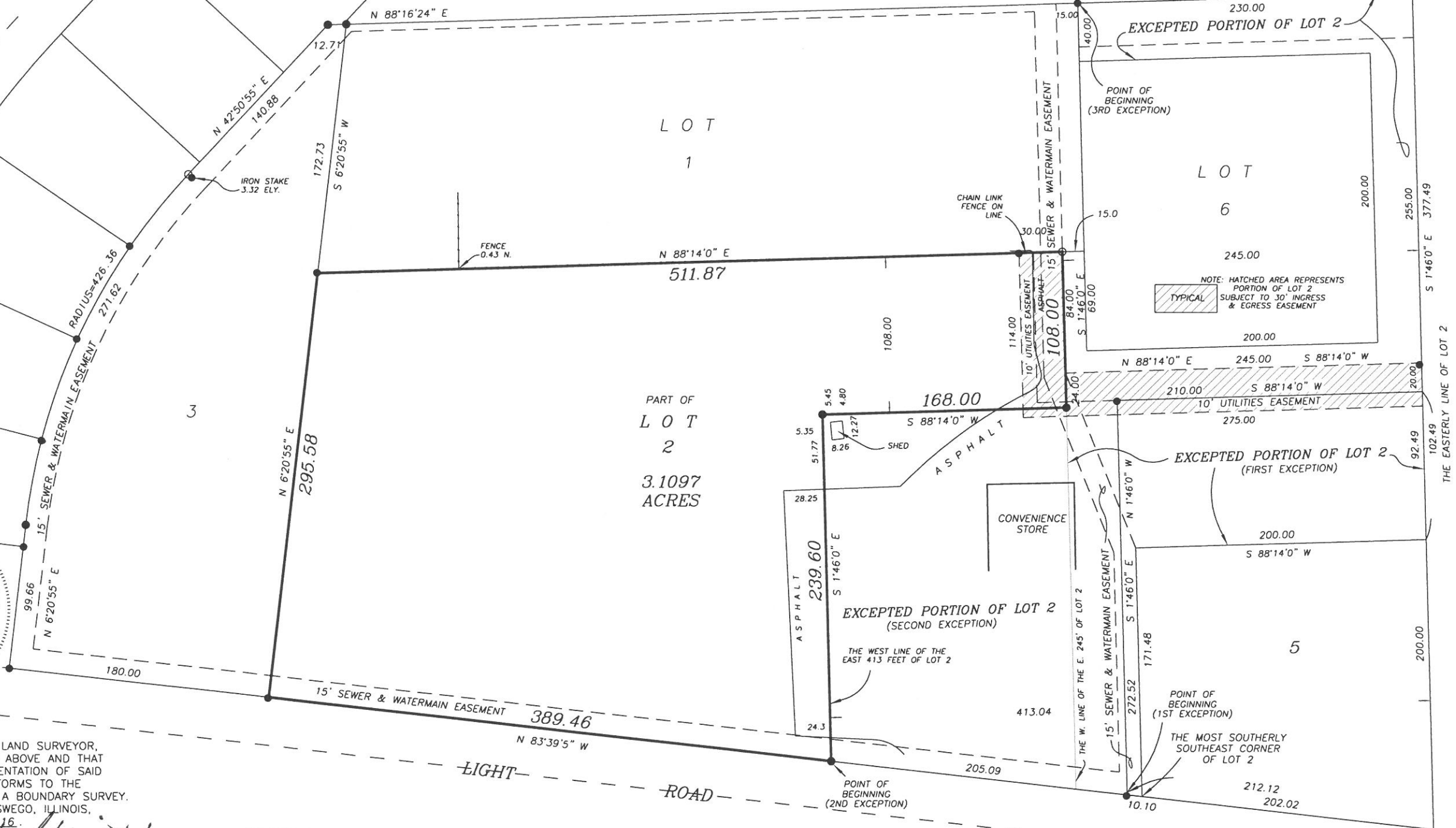
ORDERED BY: ROBERT SCHNEIDER ORDER NO. 16 G 72 FILE NO. 16575

WILLIAM M. WINGSTEDT
ILLINOIS PROFESSIONAL LAND SURVEYOR
329 WHITE PINES CT., OSWEGO, ILLINOIS 60543
PHONE: (630) 554-8209 FAX (630) 551-1207

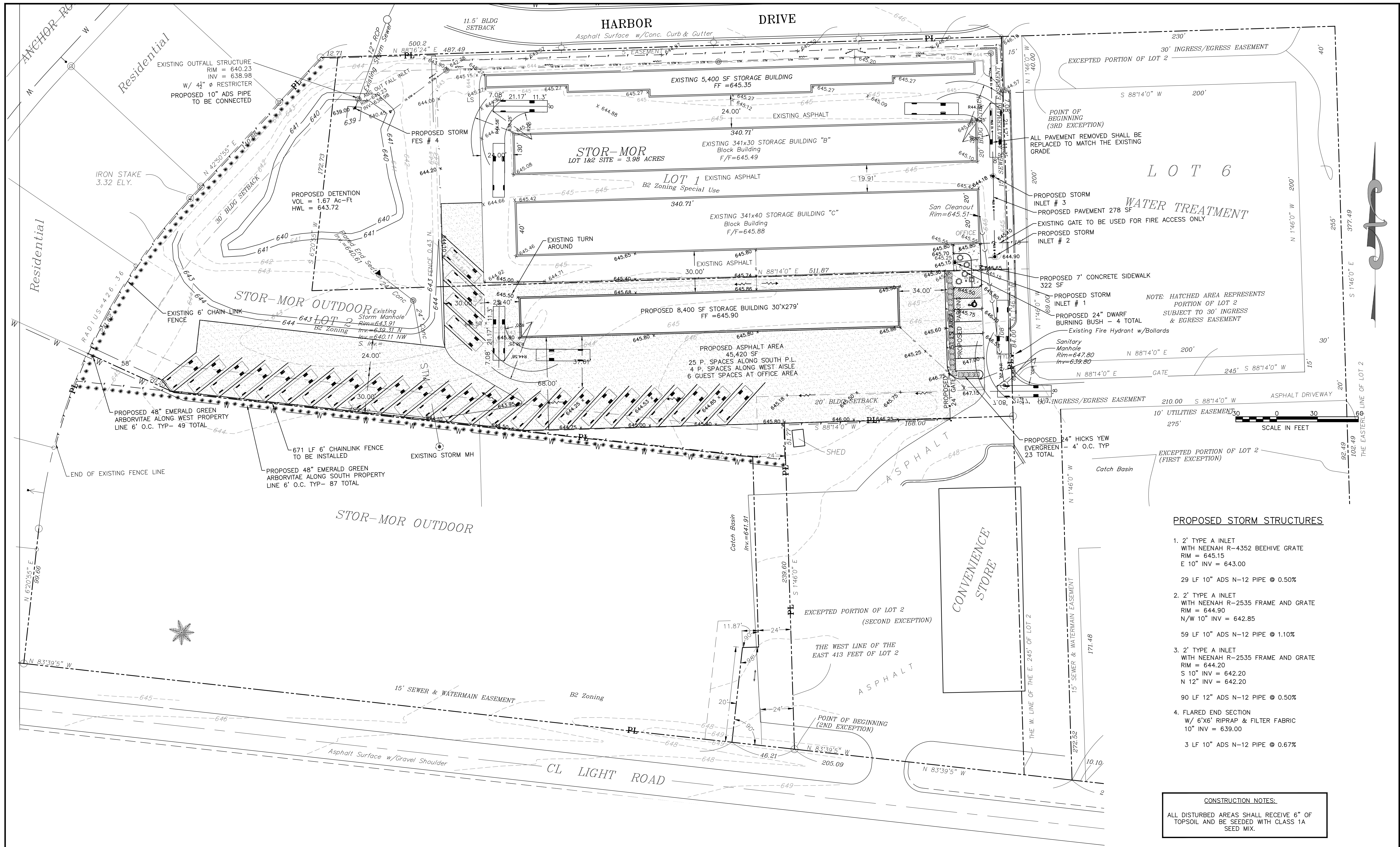
LOT 2 LIGHT ROAD.DWG
● = found iron stake
○ = set iron stake



FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 19th OF JULY, A.D., 2016.



ILLINOIS ROUTE - 31



LOT 6

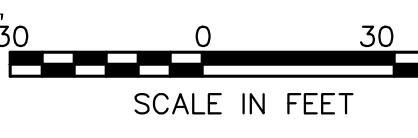
WATER TREATMENT

CONVENIENCE STORE

PROPOSED STORM STRUCTURES

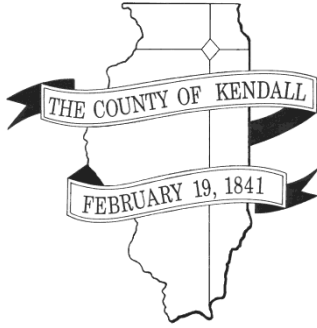
1. 2' TYPE A INLET WITH NEENAH R-4352 BEEHIVE GRATE
RIM = 645.15
E 10" INV = 643.00
29 LF 10" ADS N-12 PIPE @ 0.50%
2. 2' TYPE A INLET WITH NEENAH R-2535 FRAME AND GRATE
RIM = 644.90
N/W 10" INV = 642.85
59 LF 10" ADS N-12 PIPE @ 1.10%
3. 2' TYPE A INLET WITH NEENAH R-2535 FRAME AND GRATE
RIM = 644.20
S 10" INV = 642.20
N 12" INV = 642.20
90 LF 12" ADS N-12 PIPE @ 0.50%
4. FLARED END SECTION W/ 6'x6' RIPRAP & FILTER FABRIC
10" INV = 639.00
3 LF 10" ADS N-12 PIPE @ 0.67%

CONSTRUCTION NOTES:
ALL DISTURBED AREAS SHALL RECEIVE 6" OF TOPSOIL AND BE SEEDED WITH CLASS 1A SEED MIX.



LS = LANDSCAPING AREAS

NO.	DATE	NOTES



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**Petition 16-21
High Grove Subdivision
Zoning Map Amendment – RPD-2 (Residential Planned
Development) to R-2 (Single-Family Residential)**

SITE INFORMATION

PETITIONER Tom and Suzanne Casey d/b/a Bean Homestead, LLC

ADDRESS Grove Road

LOCATION West side of Grove Road, approximately 1 mile north of U.S. Route 52, Seward Township (PIN 09-07-200-024)



TOWNSHIP Seward

PARCEL # Pt PIN 09-07-200-024

SIZE 9.9 acres

EXITING LAND USE Agricultural

ZONING RPD-2 (Residential Planned Development – Two)
Current: RPD-2 (High Grove Subdivision)
Ordinance 2006-42A: Concept & Preliminary Plat
Ordinance 2006-43A: Rezone from A-1 to RPD-2
Ordinance 2006-44: Final Plat

Ordinance 2006-45: SSA
 Ordinance 2006-46: Back-up SSA

LRMP	Land Use	Rural Residential (Max Density 0.65 DU/Ac)
	Roads	Grove Road is a County Road classified as a Major Collector Roadway
	Trails	Proposed Multi-Use Trail on West side of Grove Road per City of Joliet's Comprehensive Plan
	Floodplain/ Wetlands	None

REQUESTED ACTION
 Zoning Map Amendment to rezone from RPD-2 (Residential Planned Development – Two) to R-2 (Single-Family Residential)

Preliminary Plat of Subdivision

Final Plat of Subdivision

APPLICABLE REGULATIONS
 § 8.07 of the Zoning Ordinance(R-2 – Single Family Residential)
 § 13.07 of the Zoning Ordinance (Amendments)
 §7.00- §7.04 (Subdivision Control Ordinance- Procedure for Approval & Requirements for Preliminary & Final Plats)
 §10.00.H of the Subdivision Regulations (Private drive standards)

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Residential	A-1; RPD-2	Rural Residential	A-1
South	Residential	A-1	Rural Residential	A-1; R-1
East	Agricultural	A-1	Rural Residential	A-1
West	Agricultural	RPD-2	Rural Residential	RPD-2; A-1



PHYSICAL

DATA

ENDANGERED SPECIES REPORT

None received.

NATURAL RESOURCES INVENTORY

None Received.

ACTION SUMMARY

SEWARD TOWNSHIP

It is staff's understanding that the Township discussed the request however no comments have been received.

VILLAGE OF PLATTVILLE

The Village of Plattville is the nearest municipality to the subject site. The Village is within 1½ miles of the proposed development. The Village acknowledged receiving the petition however no comments have been received.

GENERAL

This is a Zoning Map Amendment request to rezone 9.9 acres from RPD-2 to R-2 Single Family Residential and a request for approval of a preliminary and final plat of subdivision for four (4) residential lots to be served by a private drive off of Grove Road.

The High Grove Subdivision was approved in 2006 as a 48 lot single family home subdivision with lots of open space on an overall 109 acre tract of land. The final plat of subdivision was not recorded thus voiding the approval. Since that time the Joliet Park District has acquired 97 of the 109 acres from the petitioners. Of the remaining 12 acres from the original development, the petitioner is requesting to rezone 9.9 acres to R-2 Single-family Residential.

MAP AMENDMENT

The petitioner is requesting a zoning map amendment to rezone the 9.9 acres from RPD-2 to R-2. The County Land Use Plan identifies this area as Rural Residential with a maximum density of 0.65 dwelling units per acre. With a proposed four (4) lot subdivision, the property will have a density of 0.40 dwelling units per acre. This is less than the proposed density of the original 48 lot development on the 109 acre tract of land. The Village of Plattville's Comprehensive Plan identifies this area as low density residential with a maximum density equivalent to the County of 0.65 dwelling units per acre. The City of Joliet identifies this area as residential with a maximum density of 2.5 dwelling units per acre.

PRELIMINARY PLAT/FINAL PLAT

The petitioner has contemporaneously submitted a Preliminary and Final Plat for a four (4) lot subdivision. Additional information must be included on the Preliminary Plat including:

Location by Section, Township, and Range

Existing Site Conditions

Existing soil characteristics by soil classification conforming to the general soil classification established by the Soils Conservation Service, U.S. Department of Agriculture

Ground elevation on the tract, based on the N.A.V.D 88 Datum showing not less than one (1) foot contour

Proposed

Location and orientation of septic system envelopes on each individual residential lot

Location of well envelopes on each individual residential lot

Sufficient information to show the intent of surface drainage (i.e. existing topography)

LOT SIZE

Four residential lots are proposed on the Preliminary and Final Plat. Each of the four lots has a lot size of 97,379 square feet. These lot sizes meet the minimum lot size requirement of 90,000 square feet of the R-2 district. **The lot sizes may change based on the recommendation to increase the lot width of lot 5 from 33' to 40'. A revised preliminary and final plat must be submitted showing this change.**

ROW/ACCESS

Grove Road currently has a seventy (70) foot right-of-way. As a major collector roadway, 120' of right-of-way is required. The County Highway Department is requesting an additional fifteen (15) feet of ROW be dedicated on the west side of Grove Road for future widening both on the 9.9 acres to be developed and the remaining 2.1 acres outside of the development. The County Highway Department has also requested that a "no access easement" be recorded along Grove Road on lots 1 and 2 and the 2.1 acres outside the development.

This additional right-of-way dedication and no access easement should be identified on the Preliminary and Final Plat. This dedication will alter the proposed lot sizes for lots 1 and 2.

The four (4) lots are proposed to be served by a private road within proposed lot 5 having a width of 33'. Private drives serving three or more residential lots must demonstrate that the site could not otherwise be preserved if a public road was provided such as significant trees, topography, water features, historic sites, rural character, etc. It is staff's understanding that the private road has an easement for ingress and egress granted to the Joliet Park District for access to a future park site. A maximum distance for a shared private drive serving three or more residential lots from a public road ROW is 500'.

The ZPAC committee recommended lot 5 to be increased in width from 33' to 40' to accommodate a private drive. This revision must be included on the final and preliminary plat. Staff further recommends a maintenance agreement be developed with the Joliet Park District for shared maintenance of the drive.

EASEMENTS

A proposed ten (10) foot public utility and drainage easement is located along the front of the proposed lots. Section 9.04 of the Subdivision Control Ordinance requires utility and drainage easements be provided at the rear of all residential lots and along the side lot lines where required. Such utility easement shall be a minimum five (5) feet wide, ten (10) feet on the rear of each lot or a minimum to maintain the utility or drainage function of the property in accordance with the size and depth of utility or drainage route. **The Preliminary and Final Plat should be revised to reflect these required easement locations and sizes.**

WELL/SEPTIC LOCATION

The Preliminary and Final Plat must include the location and orientation of septic system envelopes on each individual residential lot as well as the location of well envelopes on each individual residential lot. Soil classifications were included on a submitted Zoning Plat. **This information should also be included on the Preliminary and Final Plat. A soil analysis is required as part of the preliminary plat.**

STORMWATER

This is a single family land use with less than five (5) residential structures and is not required to provide stormwater detention. A grading plan will be required to determine adequate drainage for the proposed site improvements as well as determine impacts to Grove Road and upstream/downstream owners. A field tile survey is recommended with final engineering. Compliance with the erosion control requirements must occur.

Topography for the site has been included on the submitted Zoning Plat and should also be included on the Preliminary and Final Plat.

CONCLUSION

The rezoning of the subject property from RPD-2 (Residential Planned Development – Two) to R-2 (Single-Family Residential) is consistent with the County's Land Use Plan as well as the Village of Plattville and City of Joliet. The density of the proposed four lot residential subdivision will be under the maximum requirements and less than what was proposed in the original 48 lot development. As noted above, revisions will need to be made to the Preliminary and Final Plat for conformance with the County's Subdivision Ordinance.

RECOMMENDATION

Staff recommends approval of the zoning map amendment from RPD-2 to R-2 contingent on the results of the IDNR EcoCat and the NRI Executive Report and comments from Seward Township. Additional information, however, is needed for the Preliminary and Final Plat prior to approval including:

Lot 5 to be increased in width from 33' to 40' to accommodate a private drive

Location and orientation of septic system envelopes on each individual residential lot

Dedication of 15' of right-of-way along Grove Road, including the undeveloped 2.1 acres

No Access Easement on lots 1 and 2 and the undeveloped 2.1 acres

New lot sizes for lots 1-4

Location of well envelopes on each individual residential lot

Sufficient information to show the intent of surface drainage (i.e. existing topography)

Existing soil characteristics by soil classification conforming to the general soil classification established by the Soils Conservation Service, U.S. Department of Agriculture

Ground elevation on the tract, based on the N.A.V.D 88 Datum showing not less than one (1) foot contour

ATTACHMENTS

1. Zoning Plat
2. ZPAC Minutes 8.2.16
3. Preliminary and Final Plat

requesting a zoning map amendment to rezone the 9.9 acres from RPD-2 to R-2. The County Land Use Plan identifies this area as Rural Residential with a maximum density of 0.65 dwelling units per acre. With a proposed four (4) lot subdivision, the property will have a density of 0.40 dwelling units per acre. This is less than the proposed density of the original 48 lot development on the 109 acre tract of land. The Village of Plattville's Comprehensive Plan identifies this area as low density residential with a maximum density equivalent to the County of 0.65 dwelling units per acre. The City of Joliet identifies this area as residential with a maximum density of 2.5 dwelling units per acre. The property was originally approved in 2006 as a 48 lot single family home subdivision with lots of open space on an overall 109 acre tract of land. The final plat of subdivision was not recorded thus voiding the approval. Since that time the Joliet Park District has acquired 97 of the 109 acres from the petitioners. Of the remaining 12 acres from the original development, the petitioner is requesting to rezone 9.9 acres to R-2 Single-family Residential.

Ms. Andrews made a motion, seconded by Mr. Rybski, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.

16-21 – High Grove Subdivision – Preliminary and Final Plat of Subdivision

Mr. Sterrett explained that the petitioner's have contemporaneously submitted a Preliminary and Final Plat for a four (4) lot subdivision. Additional information that should be included on the Preliminary Plat. Four residential lots are proposed on the Preliminary and Final Plat. Each of the four lots has a lot size of 97,379 square feet. These lot sizes meet the minimum lot size requirement of 90,000 square feet of the R-2 district. Grove Road currently has a seventy (70) foot right-of-way. As a major collector roadway, 120' of right-of-way is required. An additional twenty-five (25) feet of ROW should be dedicated on the west side of Grove Road for future widening. This additional right-of-way dedication should be identified on the Preliminary and Final Plat. This dedication will alter the proposed lot sizes for lots 1 and 2.

The four (4) lots are proposed to be served by a private road within proposed lot 5 having a width of 33'. Private drives serving three or more residential lots must demonstrate that the site could not otherwise be preserved if a public road was provided such as significant trees, topography, water features, historic sites, rural character, etc. It is staff's understanding that the private road has an easement for ingress and egress granted to the Joliet Park District for access to a future park site. A maximum distance for a shared private drive serving three or more residential lots from a public road ROW is 500'. Staff recommends the Preliminary and Final Plat be revised to indicate lot 5 containing the private road be extended no more than 50' from the edge of the future dedicate road right-of-way to serve the four (4) residential lots. A proposed ten (10) foot public utility and drainage easement is located along the front of the proposed lots. Section 9.04 of the Subdivision Control Ordinance requires utility and drainage easements be provided at the rear of all residential lots and along the side lot lines where required. Such utility easement shall be a minimum five (5) feet wide, ten (10) feet on the rear of each lot or a minimum to maintain the utility or drainage function of the property in accordance with the size and depth of utility or drainage route. The Preliminary and Final Plat should be revised to reflect these required easement locations and sizes.

The Preliminary and Final Plat must include the location and orientation of septic system envelopes on each individual residential lot as well as the location of well envelopes on each individual residential lot. Soil classifications were included on a submitted Zoning Plat. This information should also be included on the Preliminary and Final Plat. A soil analysis is required as part of the preliminary plat. Topography for the site has been included on the submitted Zoning Plat. This information should also be included on the Preliminary and Final Plat. Information should also be included to show the intent of surface drainage. Mr. Klaas recommended that an additional 15' of ROW be dedicated on the west side of Grove Road with Additional dedication of 15' along Grove Road including the 2 acres to the north outside of the proposed development to total a 50' right-of-way

Recording of a no access easement along Grove Road on lots 1 and 2 and the 2 acres to the north outside of the proposed development. Mr. Klaas also recommended that the private road lot be revised with a width of forty (40) feet rather than thirty-three (33) feet.

Mr. Rybski stated that a soil analysis is needed and should be submitted to the Health Department for review. Septic envelopes and soils classifications should also be included on the Preliminary Plat.

Mr. Klaas made a motion, seconded by Mr. Gryder, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.

16-22 – JA Schleining LLC d/b/a Jet’s Towing Service

Mr. Sterrett stated that the subject property was placed in violation by the PBZ Department for operating a truck storage and towing service company in the A-1 Agricultural District. This type of use is not permitted in the A-1 Agricultural district with or without a special use. The property owners were notified that the only zoning district that would allow this type of use is the M-1 Manufacturing District. The property owners currently reside on the property.

The petitioner is requesting a zoning map amendment to rezone the 8.8 acre subject property from A-1 to M-1 so that the existing use may comply with the zoning designation. The County’s Land Use Plan indicates this area as Mixed Use Business. M-1 zoning is considered an appropriate zoning for this category in this. The United City of Yorkville indicates this area as Industrial.

Structures that are used in conjunction with the truck storage and towing service operation will require a change of occupancy permit because the use of these buildings originally constructed for agricultural uses has changed. The buildings that are currently being used for the operation of the business should be noted for building code and fire code evaluations.

Section 10.01.A.2 of the Zoning ordinance states that all business, production, servicing and processing shall take place within completely enclosed buildings, unless otherwise specified. Within one hundred and fifty feet of a Residential District, all storage shall be in completely enclosed buildings or structures; and storage located elsewhere in this district may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight feet high, but in no case lower in height than the enclosed storage; and suitably landscaped. However, open off-street loading facilities and open off-street parking of motor vehicles under one and one-half ton capacity may be un-enclosed throughout the district, except for such screening of parking and loading facilities as may be required under the provisions of Section 11.00.

Although the outdoor storage taking place on the property is at least 150’ from residential districts, the petitioner will need to supply information addressing how storage of trucks will effectively be screened from adjacent properties with fencing and suitable landscaping. Section 11.02.F.2 of the Zoning ordinance requires all parking and drive aisles constructed or reconstructed to be improved with “permanent, concrete, unit paver, asphalt surface or some other environmentally friendly surface or green design practices. Asphalt paving shall include a 9” compacted gravel base and 3” asphalt covering, or equivalent.” Currently, a gravel parking area and a gravel drive exists on the property.

It is staff’s understanding that a variance may be sought from the petitioner for this requirement. Due to the intense use of trucks entering and exiting the site, staff does not recommend that the gravel drive and gravel parking area remain and recommends a hard surface be constructed for the parking and drive areas to prevent gravel being dragged out onto the roadway causing damage. Information should be submitted in lighting is provided on the site for the operation. All lighting must comply with Section 11 of the Zoning Ordinance.

Prior to a recommendation, staff requests that the petitioner provide staff with the variance requests that will be sought from the requirements of the M-1 zoning districts standards. A completed EcoCAT report must also be submitted. Staff is of the opinion that comments from the United City of Yorkville and Bristol Township should be received prior to the County’s Regional Plan Commission meeting.

Mr. Gryder made a motion, seconded by Mr. Rybski, to forward the petition onto the Plan Commission with a favorable recommendation pending resolution of the items noted by Staff. Mr. Sterrett called the roll. Gryder – Aye, Rybski- Aye, Langston – Aye, Klaas – No.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS

None

NEW BUSINESS

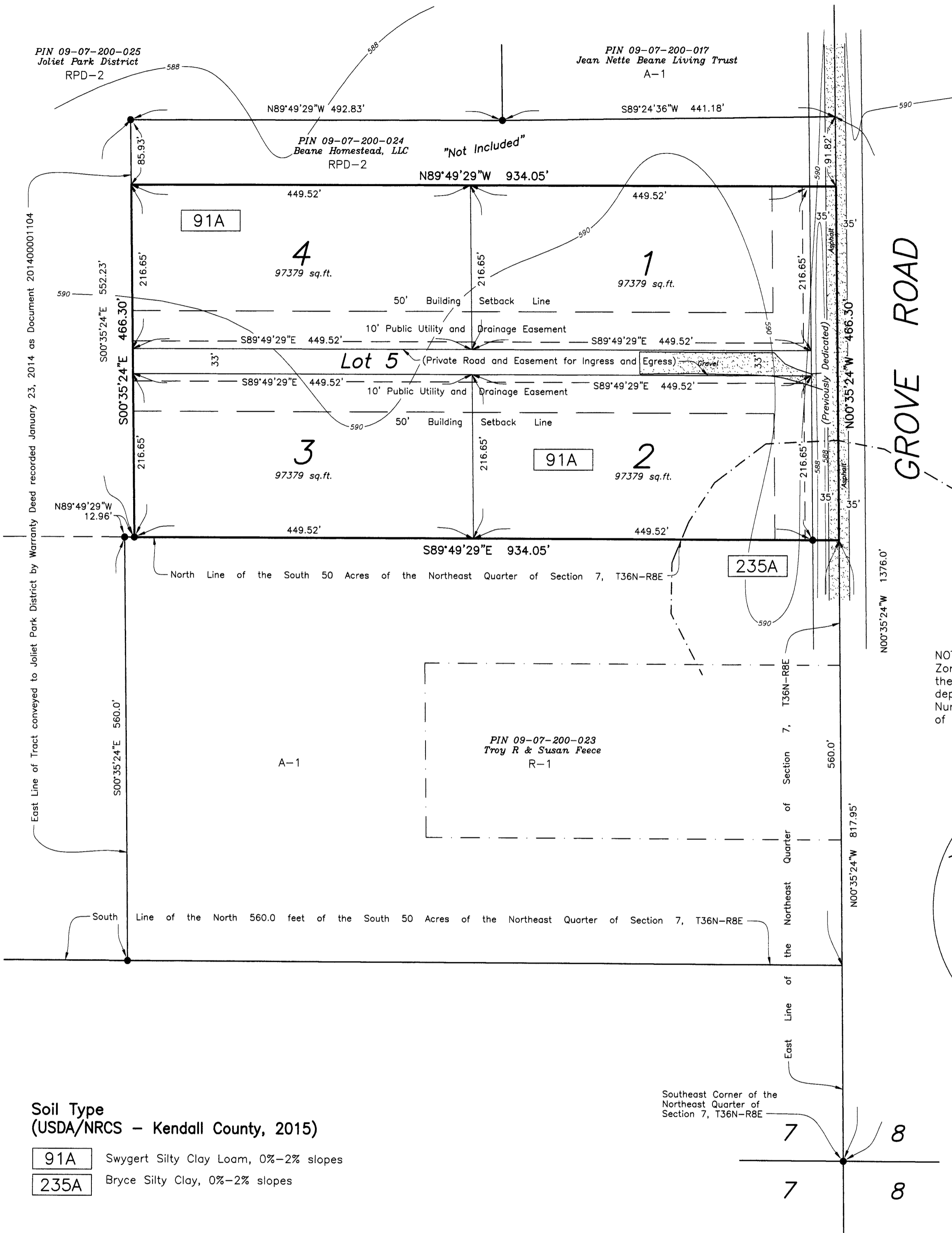
None

ADJOURNMENT

Mr. Rybski made a motion, seconded by Mr. Langston, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 10:07am, adjourned.

**ZONING PLAT OF
PART OF THE NORTHEAST QUARTER OF SECTION 7, T36N-R8E
NA-AU-SAY TOWNSHIP KENDALL COUNTY ILLINOIS**

N



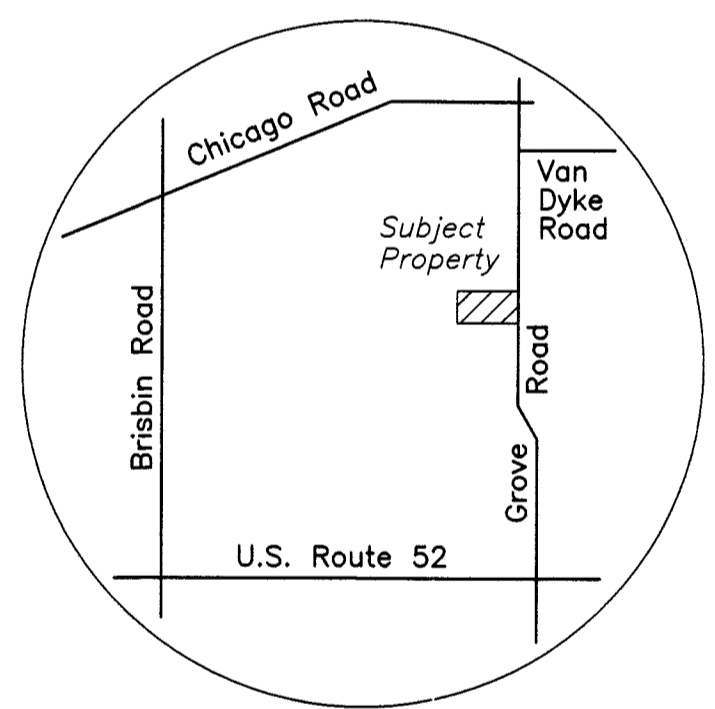
SCALE
1"=100'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- - - Indicates Soils Boundary
- Indicates Contour Elevation

NOTE: This property is vacant.

PIN 09-08-100-001
Charles Anzelec, Jr.
A-1

NOTE: The Subject Property is located in Zone X (areas determined to be outside the 0.2% annual chance floodplain) as depicted on FEMA Flood Insurance Rate Map Number 17093C0140H with an effective date of January 8, 2014.



LOCATION SKETCH
Not to Scale

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

That Part of the Northeast Quarter of Section 7, Township 36 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southeast Corner of said Northeast Quarter; thence North 00°35'24" West, along the East Line of said Northeast Quarter, 817.95 feet to the Northeast Corner of the South 50 Acres of said Northeast Quarter (as monumented) for the point of beginning; thence North 00°35'24" West, along said East Line, 466.30 feet; thence North 89°49'29" West, 934.05 feet to the East Line of a Tract conveyed to the Joliet Park District by Warranty Deed recorded January, 23, 2014 as Document 201400001104; thence South 00°35'24" East, along said East Line, 446.30 feet to said North Line of the South 50 Acres of the Northeast Quarter (as monumented); thence South 89°49'29" East, along said North Line, 934.05 feet to the point of beginning in Na-Au-Say Township, Kendall, County, Illinois.

DEVELOPER:

Beane Homestead, LLC
13217 Grove Road
Minooka, Illinois 60447

AREA TO BE REZONED:

435508 Sq.Ft. = 9.9979 Acres

PRESENT ZONING:

RPD-2 (Rural Planned Development)

PROPOSED ZONING:

R-2 (Residential District)

P.I.N.

09-07-200-024

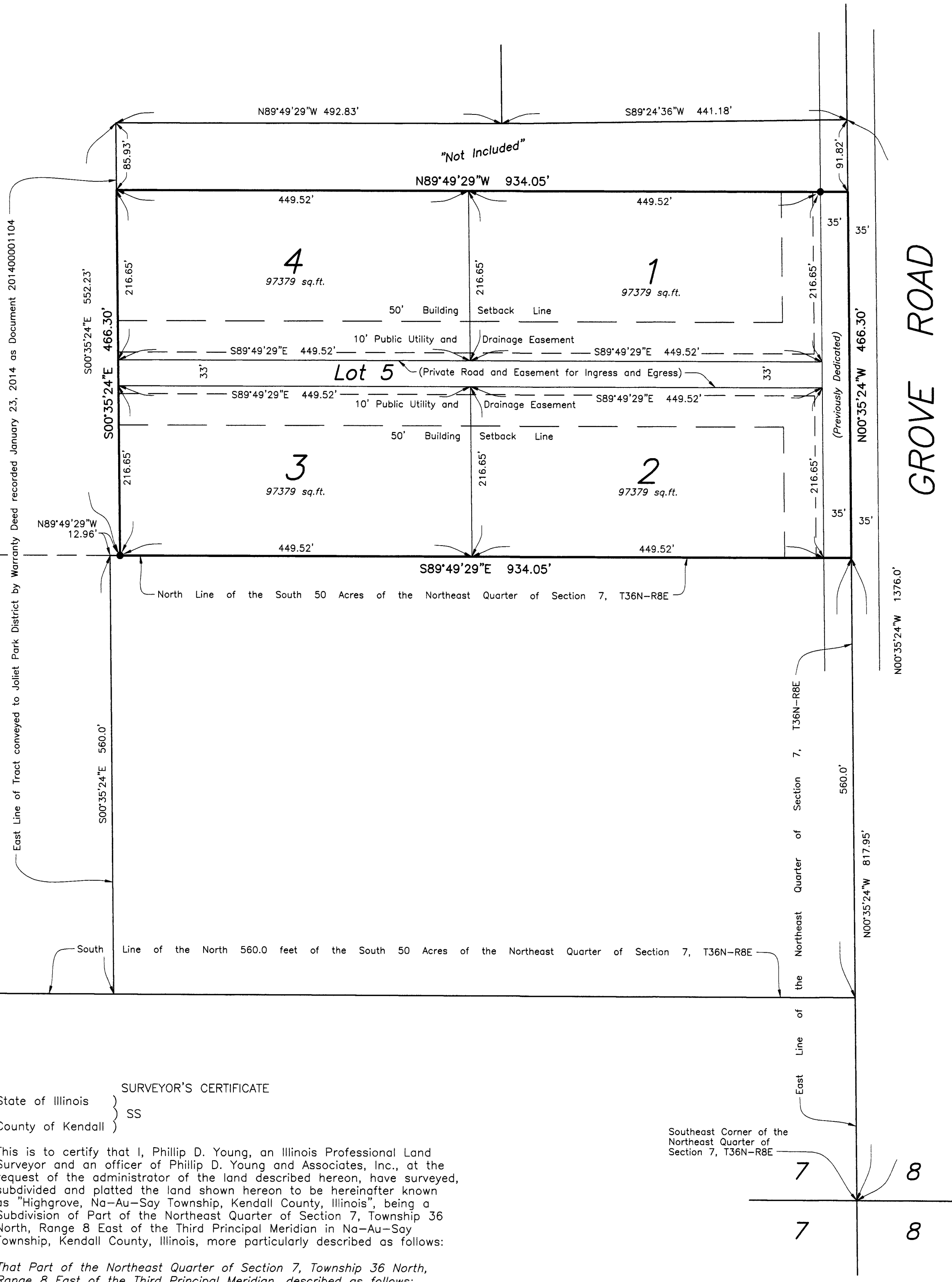
July 19, 2016

JOB NO.	16157
JOB NAME	HIGHGROVE
DWG FILE	16157B

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

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

PRELIMINARY AND FINAL PLAT OF
HIGHGROVE
 NA-AU-SAY TOWNSHIP KENDALL COUNTY ILLINOIS



AREA TABLE

Lot 1	97379 sq.ft.	= 2.2355 acres
Lot 2	97379 sq.ft.	= 2.2355 acres
Lot 3	97379 sq.ft.	= 2.2355 acres
Lot 4	97379 sq.ft.	= 2.2355 acres
Lot 5	29668 sq.ft.	= 0.6811 acre
Road	16320 sq.ft.	= 0.3747 acre
Total	435508 sq.ft.	= 9.9979 acres

NOTICE OF FEES:
 All Lots as delineated in the above Plat are subject to payments of fees pursuant to the Land Cash Ordinance of Kendall County as administered by the Kendall County Building and Zoning Office, and is a covenant running with the land. A recordable receipt will be issued upon payment of such fees. The building permit applicant shall pay the Land Cash contribution and the Kendall County Highway Fee at the time of applying for each respective building permit.

KENDALL COUNTY RIGHT-TO-FARM STATEMENT
 Kendall County has a long, rich tradition in agriculture and respects the role that farming continues to play in shaping the economic viability of the county. Property that supports this industry is indicated by a zoning indicator -- A-1 or Ag Special Use. Anyone constructing a residence or facility near this zoning should be aware that normal agricultural practices may result in occasional smells, dust, sights, noise and unique hours of operations that are not typical in other zoning areas.

COUNTY RECORDER CERTIFICATE
 State of Illinois }
 County of Kendall } SS
 This Instrument No. _____ was filed for record in the Recorder's Office of Kendall County, aforesaid, on the ____ day of _____, 20__ at _____ o'clock ____M.

 Kendall County Recorder

PLAT AND ZONING COMMITTEE CERTIFICATE
 State of Illinois }
 County of Kendall } SS
 Approved by the Plat and Zoning Committee, this ____ day of _____, 20____.

 Plat and Zoning Committee, Chairman

COUNTY BOARD CERTIFICATE
 State of Illinois }
 County of Kendall } SS
 Approved by the County Board of Kendall County, Illinois, this ____ day of _____, 20____.

 Chairman of County Board

 County Clerk

VILLAGE OF PLATTVILLE PLAN COMMISSION
 State of Illinois }
 County of Kendall } SS
 Approved by the Plan Commission of the Village of Plattville, Illinois this ____ day of _____, 20____.

 Village of Plattville Plan Commission, Chairman

VILLAGE OF PLATTVILLE VILLAGE COUNCIL
 State of Illinois }
 County of Kendall } SS
 Approved by the Village Council of the Village of Plattville, Illinois, this ____ day of _____, 20____.

 Mayor

 County Clerk

CITY OF JOLIET PLAN COMMISSION
 State of Illinois }
 County of Will } SS
 Approved by the Plan Commission of the City of Joliet, Illinois, this ____ day of _____, 20____.

 City of Joliet Plan Commission, Chairman

CITY OF JOLIET CITY COUNCIL
 State of Illinois }
 County of Will } SS
 Approved by the City Council of the City of Joliet, Illinois, this ____ day of _____, 20____.

 Mayor

 County Clerk

COUNTY HEALTH DEPARTMENT
 State of Illinois }
 County of Kendall } SS
 Issuance of building permits shall be subject to lot soil testing and site evaluation, demonstrating the ability to construct and operate a sewage disposal system capable of meeting or exceeding all applicable state and local rules and regulations.
 Approved this ____ day of _____, 20____.

 Kendall County Health Department

PUBLIC UTILITY EASEMENT PROVISIONS:
 An easement for serving the subdivision and other property with natural gas, electric and communications service is hereby reserved for and granted to COMMONWEALTH EDISON, SBC-AMERITECH, CABLE TELEVISION FRANCHISE, NICOR AND GRANTEES, their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in conjunction with underground transmission and distribution of natural gas and electricity, sounds, signals in, over, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked "Public Utility Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements, thereon, or on adjacent lots, and common areas or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantee's facilities or in, upon or over the property within the dashed lines marked "Public Utility Easement" without the prior written consent of grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with proper operation and maintenance thereof.
 The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/21a), as amended from time to time.
 The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or in part to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open spaces", "open area", "common grounds", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.
 Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

DRAINAGE EASEMENT AND DETENTION EASEMENT PROVISIONS:
 An easement is hereby reserved for and granted to the County of Kendall, Illinois, and its successors and assigns over all of the areas marked "Drainage Easement" and "Detention Easements" on the plat hereon drawn for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain, and operate storm sewers and the storm water detention ponds, together with any and all necessary manholes, catch basins, connections, ditches, swales and other structures and appurtenances as may be deemed necessary by said County upon, along, under and through said indicated easement, together with the right of access across the property for necessary men and equipment to do any of the above work. The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easements that interfere with the operation of the sewers or other utilities. No permanent buildings shall be placed on said easement. No changes to the topography or storm water management structures within the easement area shall be made without the express written consent of said County, but the same may be used for the purposes that do not then or later interfere with the aforesaid rights. The owner of the property shall remain responsible for the maintenance of the storm water detention pond and appurtenances.

PLAT OFFICER CERTIFICATE
 State of Illinois }
 County of Kendall } SS
 This is to certify that I, _____, County Clerk for the County aforesaid, do hereby certify that there are no delinquent general taxes, no unpaid current taxes, no unpaid forfeiture taxes and no redeemable tax sales against any of the real estate described in the foregoing certificates.
 Dated this ____ day of _____, 20____.

 County Clerk

TOWNSHIP HIGHWAY COMMISSIONER CERTIFICATE
 State of Illinois }
 County of Kendall } SS
 I, _____ do hereby certify that all matters pertaining to the highway requirements as described in the regulations governing plats adopted by the County Board of Kendall County, insofar as they pertain to the annexed plat, have been complied with.
 Dated this ____ day of _____, 20____.

 Na-Au-Say Township Highway Commissioner

OWNER'S AND SCHOOL CERTIFICATE
 State of Illinois }
 County of Kendall } SS
 This is to certify that I, Suzanne J. Beane Casey am the manager of Beane Homestead, LLC, which is the owner of the property described in the attached Surveyor's Certificate have caused the same to be surveyed and subdivided as indicated for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title of "Highgrove, Na-Au-Say Township, Kendall County, Illinois". I also certify that all of the property hereon described is located within the boundaries of Minoaka Community Consolidated School District 201.
 Dated at _____, Illinois this ____ day of _____, 20____.

 Suzanne J. Beane Casey, manager
 Beane Homestead, LLC
 13217 Grove Road
 Minoaka, Illinois 60447

NOTARY'S CERTIFICATE
 State of Illinois }
 County of Kendall } SS
 I, _____, a Notary Public in and for the County and State aforesaid, to hereby certify that Suzanne J. Beane Casey, who is personally known to me to be the same person whose name is subscribed to the foregoing Owner's and School Certificate, appeared before me this day, in person, and acknowledged that she signed and delivered the annexed plat as her own free and voluntary act for the uses and purposes therein set forth.
 Given under my hand and notarial seal this ____ day of _____, 20____.

 Notary Public
 My commission expires _____.

COUNTY CLERK CERTIFICATE
 State of Illinois }
 County of Kendall } SS
 This is to certify that I, _____, County Clerk for the County aforesaid, do hereby certify that there are no delinquent general taxes, no unpaid current taxes, no unpaid forfeiture taxes and no redeemable tax sales against any of the real estate described in the foregoing certificates.
 Dated this ____ day of _____, 20____.

 County Clerk

SURVEYOR'S CERTIFICATE
 State of Illinois }
 County of Kendall } SS
 This is to certify that I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., at the request of the administrator of the land described hereon, have surveyed, subdivided and plotted the land shown hereon to be hereinafter known as "Highgrove, Na-Au-Say Township, Kendall County, Illinois", being a Subdivision of Part of the Northeast Quarter of Section 7, Township 36 North, Range 8 East of the Third Principal Meridian in Na-Au-Say Township, Kendall County, Illinois, more particularly described as follows:
 That Part of the Northeast Quarter of Section 7, Township 36 North, Range 8 East of the Third Principal Meridian, described as follows:
 Commencing at the Southeast Corner of said Northeast Quarter; thence North 00°35'24" West, along the East Line of said Northeast Quarter, 817.95 feet to the Northeast Corner of the South 50 Acres of said Northeast Quarter (as monumented) for the point of beginning; thence North 00°35'24" West, along said East Line, 466.30 feet; thence North 89°49'29" West, 934.05 feet to the East Line of a Tract conveyed to the Joliet Park District by Warranty Deed recorded January, 23, 2014 as Document 201400001104; thence South 00°35'24" East, along said East Line, 446.30 feet to said North Line of the South 50 Acres of the Northeast Quarter (as monumented); thence South 89°49'29" East, along said North Line, 934.05 feet to the point of beginning in Na-Au-Say Township, Kendall, County, Illinois.
 I also certify that the above described property lies within 1-1/2 miles of the corporate limits of the Village of Plattville and the City of Joliet, both of which have adopted and properly filed an Official Plan and are exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as Amended.
 I also certify that no part of the property above described lies within a special flood hazard area as identified by the Federal Emergency Management Agency based on Flood Insurance Rate Map Panel No. 17093C0140H with an effective date of January 8, 2014.
 I also certify that the attached plat is in compliance with Chapter 109 of the Illinois Revised Statutes, that all subdivision exterior monuments have been set, that all interior monuments will be set within 12 months of the recordation of this plat, and that all dimensions are shown in feet and decimal parts thereof.
 This professional service conforms to the current Illinois minimum standard for a boundary survey.
 Dated _____, 20__ at Yorkville, Illinois
 Phillip D. Young
 Illinois Professional Land Surveyor No. 2678 (Expires 11/30/16)

COUNTY ENGINEER CERTIFICATE
 State of Illinois }
 County of Kendall } SS
 I, _____, County Engineer of Kendall County, do hereby certify that the annexed plat has been examined by me and found to comply with the highway requirements as set forth in the regulations governing plats of subdivided land adopted by the County Board of Kendall County, Illinois.
 Dated this ____ day of _____, 20____.

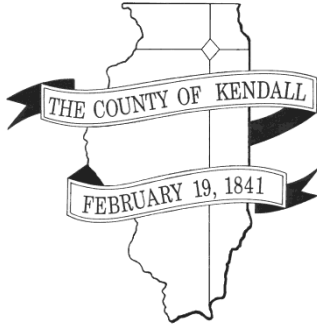
 Kendall County Engineer

PLAT OFFICER CERTIFICATE
 State of Illinois }
 County of Kendall } SS
 Approved this ____ day of _____, 20____.

 Plat Officer

JOB NO.	16157
JOB NAME	HIGHGROVE
DWG FILE	16157A
REVISION DATE	

Phillip D. Young and Associates, Inc.
 LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775
 1107B South Bridge Street
 Yorkville, Illinois 60560
 Telephone (630)553-1580



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 16-16

Robert Delaney

A-1 Special Use – Outdoor Shooting Range

SITE INFORMATION

PETITIONER Robert Delaney

ADDRESS 16502 Church Road

LOCATION East side of Church Rd; 0.25 mi north of Whitewillow Road



TOWNSHIP Lisbon

PARCEL # 08-25-300-009; -006

LOT SIZE 38.49 acres

EXISTING LAND USE Agricultural

USE

ZONING A-1 Agricultural District

LRMP

Land Use	Agricultural
Roads	Church Road is a township road classified as a non-Collector Road
Trails	None

Floodplain/ Wetlands	Fresh water emergent wetlands exist on the northwest portion of the property
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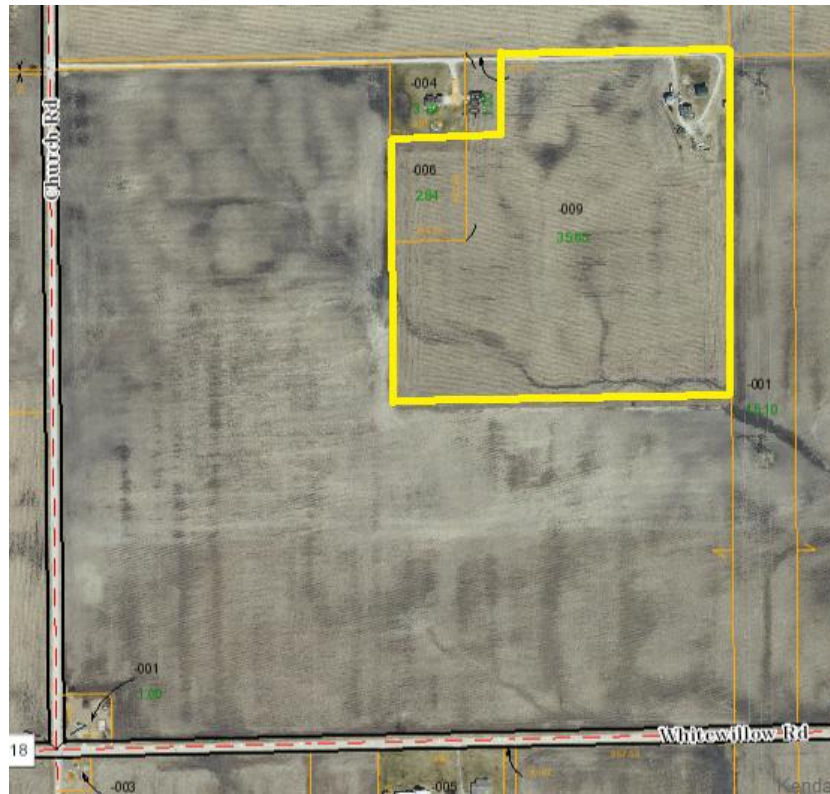
REQUESTED ACTION: A-1 Special Use to operate an outdoor shooting range

APPLICABLE REGULATIONS: Section 7.01 D.33 – A-1 Special Uses – Permits Outdoor Shooting and Target Practice to be located in the A-1 District with approval of a Special Use provided that certain requirements are met.

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within 1/2 Mile
North	Agricultural	A-1	Agricultural	A-1
South	Agricultural	A-1	Agricultural	A-1
East	Agricultural/ComEd Transmission Lines	A-1	Agricultural	A-1
West	Agricultural/Residential	A-1	Agricultural	A-1



PHYSICAL DATA

ENDANGERED SPECIES REPORT

No Endangered or Threatened Species identified in the vicinity of the project area. Consultation is terminated

NATURAL RESOURCES INVENTORY

The Kendall County Soil and Water Conservation District has provided an NRI Report Executive Summary. The property received a Land Evaluation score of 85 with a Site Assessment score of 140 for a LESA Score of 225 giving the property a medium level of protection.

ACTION SUMMARY

LISBON TOWNSHIP

The Lisbon Township Planning Commission met on July 26, 2016 and voted to not recommend approval of the request. The Lisbon Township Board met following the Planning Commission on July 26, 2016 and voted to accept the denial of the Planning Commission.

ZPAC (7.12.16)

Questions from the ZPAC committee were raised regarding the existing easement for ingress and egress for the site onto Church Road. The Health Department requested meeting with the petitioner to go over the requirements for well, septic, and food sanitation to ensure all applicable health department codes are being met. Issues on drainage and lead abatement were discussed and how these items will be handled including the required Stormwater Management Permit and the submittal of a hazardous waste plan to address lead removal on the property.

The ZPAC forwarded the petition onto the Kendall County Regional Plan Commission with a favorable recommendation.

KCRPC (7.24.16)

At the Plan Commission meeting, several residents spoke in opposition to the request citing concerns dealing with noise, safety, shared access drive, traffic, and lead contamination. ***The Plan Commission continued the matter to the August 24, 2016 meeting pending resolution of a revised site plan, submission of a hazard mitigation plan addressing lead removal, and cost estimates between upgrading an existing shared access drive and constructing a new access drive.***

GENERAL

Robert Delaney is requesting an A-1 Special Use to operate an outdoor shooting range at the subject property. This type of use is permitted as a special use on an A-1 property with certain conditions. Those conditions include:

- a. Requires conformity with NRA standards; provide appropriate berming based on surrounding land use and type(s) of firearms to be used. Such as berming shall generally be consistent with standards established in the NRA Source Book.
- b. Requires minimum parcel size of 5 acres, depending on the venue.
- c. Must have a sign that lists allowed firearm types, rules of operation; hearing and vision protection required.
- d. State recognized, nationally recognized or NRA Certified range supervisor must be present
- e. Range flag flown, a sign or red light lit at all times that firing is taking place.
- f. Hours and days of operation as specified in the Special Use Permit to be determined by the County Board.
- g. Access must be controlled by a lockable gate.
- h. Hazardous waste plan addressing lead management required.
- i. No discharge of lead shot into wetland.
- j. Must be at least 1,000' from existing dwellings and property lines of schools, daycares, places of worship and airstrips.
- k. No alcohol allowed.
- l. No projectiles shall leave the boundaries of the site.
- m. All applicable Federal, State and County rules and regulations shall be adhered to.
- n. Must meet all requirements of the Kendall County Health Department
- o. Water and drainage plans must be approved by the Kendall County Planning, Building and Zoning Office.
- p. Signage is permitted but must meet the Sign Ordinance regulations of Section 12 of the Zoning Ordinance.
- q. Lighting shall meet the standards of Section 11.02.F.12.d of the Zoning Ordinance.
- r. Must adhere to the Performance standards of Section 10.01.F of the Zoning Ordinance

RANGE LAYOUT

Originally, the petitioner submitted a site plan with an exhibit depicting a distance of at least 1,000' from the southeastern corner of the nearest residential dwelling unit to the west of the proposed range. The original site plan proposed two (2) shooting bays each containing twenty-four (24) shooting lanes with a distance of seventy-five (75) feet. The original site plan showed the range having a north-south orientation with the firing taking place towards the south. A ten (10) foot high precast concrete divider/impact wall was to be located on the east and west side of the bays with the same type of wall dividing the bays. A covered/overhead baffled shooting structure was proposed for the shooting bay on the eastern side of the property closest to the ComEd right-of-way. A sixty-four (64) foot wide earthen berm was proposed to serve as a backstop for the range as well as side-berming on the western portion of the range. The berm was proposed to be twenty (20) feet in height on all sides and at the peak will have a flat portion of four (4) feet containing a six (6) foot vertical wood baffle. The distance from the edge of the backside of the backstop berm to the limits of the property was approximately 850'.

During the KCRPC meeting on July 27th, the petitioner indicated that the site plan was going to be revised to include a new berm, a proposed building, revised parking, and fencing. The Plan Commission continued the matter pending the submittal of a revised site plan showing these changes. Staff has not received a revised site plan.

BUSINESS NARRATIVE

The petitioner has submitted a business plan outlining activities. The hours of operation are proposed to be Tuesday thru Friday 10:00am to 8:00pm or until one-half hour before dusk, whichever is first, and Saturday and Sundays 9:00am to 8:00pm or until one-half hour before dusk, whichever is first. The petitioner has indicated that the Sunday hours will be modified to open later than the originally proposed 9:00am start time. The range will be closed on Mondays. The petitioner has indicated that one (1) range safety official will be assigned for each twelve (12) lanes with a chief range safety officer on-site to oversee all range bays.

LEAD MANAGEMENT

A hazardous waste plan addressing lead management is required for outdoor shooting ranges. This plan has not been submitted and the petitioner has indicated they are working with an outfit to provide screening of the area for lead removal. This plan is a required document as part of the special use.

The Plan Commission continued the matter pending the submittal of a hazardous waste plan addressing lead management. Staff has not received this plan.

HEALTH CODES

The petitioner is proposing a building to accommodate restroom facilities. ***Staff has not received a revised site plan indicating where on the property the building will be located.*** The petitioner has been in contact with the Health Department to secure all necessary permits related to well, septic, and food vendors.

BUILDING CODES

The petitioner is proposing the construction of a building on the property. ***Staff has not received a revised site plan indicating where on the property the building will be located.*** This building will need to be evaluated by the Building Department for determination of any required building permits. A future building is proposed to serve as a check-in facility. This construction will require a building permit.

ACCESS

The property is a landlocked parcel without direct access onto Church Road. The petitioner has indicated that access to Church Road is obtained through an easement agreement for ingress and egress with property to the west of the subject parcel utilizing a private gravel drive that serves the residential dwelling unit on the property to the west of the subject parcel. The petitioner has indicated future intention of improving the gravel drive with tar and chip.

During the KCRPC meeting on July 27th, there was concern about the utilization of this access drive because it is shared with the property owner to the west and range traffic will be driving on the property to the west. The Plan Commission recommended a condition be placed that requires the existing shared gravel drive to be treated with calcium chloride within sixty (60) days of the approval of the special use and that the existing shared gravel drive be improved to a hard surface within one

(1) year of the approval of the special use.

The Plan Commission also requested the petitioner put together cost estimates of improving the existing shared gravel drive with a hard surface as well as a cost estimate for constructing a new access drive that is entirely on the petitioner's property. Staff has received a cost estimate from the petitioner to improve the existing shared gravel drive to tar and chip. This estimate is included in the packet.

PARKING

The original site plan identified thirty-eight (38) parking stalls with two (2) of these as reserved for ADA compliance. The Zoning Ordinance does not require a certain number of parking stalls for a use such as a shooting range. The NRA Range Source book, however, does recommend 1.5 parking stalls per shooting lane. The location and dimensions of these parking stalls met the requirements of setbacks and width and depth.

During the KCRPC meeting on July 27th, the petitioner indicated that the site plan was going to be revised to include a new berm, a proposed building, revised parking, and fencing. The Plan Commission continued the matter pending the submittal of a revised site plan showing these changes. Staff has not received a revised site plan.

LANDSCAPING

Originally, the petitioner had proposed twelve (12) evergreen trees to be planted on the western portion of the operation.

During the KCRPC meeting on July 27th, the petitioner indicated that the site plan was going to be revised to include a new berm, a proposed building, revised parking, and fencing. The Plan Commission continued the matter pending the submittal of a revised site plan showing these changes. Staff has not received a revised site plan.

LIGHTING

The petitioner has indicated that security lighting may be added around building and security gate. Staff recommends a requirement for this lighting be shrouded to prevent glare onto adjacent properties.

SIGNAGE

Two (2) off-premises directional signs are proposed with one located at the northeast corner of the private drive and Church Road and one located at the southeast corner of Route 52 and Church Road. Off-premise signs are not permitted in the A-1 Agricultural District.

CONCLUSION

The proposed use of the property for an outdoor shooting range is considered permitted as a special use in the A-1 District with several required conditions outlined above including conformance with the standards of the NRA Range Source Book. Other conditions should be considered to mitigate any potential negative impacts an outdoor shooting range may have on surrounding properties and to address any potential environmental concerns with regards to lead. This includes the submission of a hazardous waste plan addressing lead management using the EPA Best Management Practices for Lead at Outdoor Shooting Range. Additional safety measures are being considered to prevent any projectiles leaving the boundaries of the site onto adjacent properties including an increase in height of the proposed berm to twenty (20) feet per the NRA Source Book and the installation of barriers designed to contain, deflect or fragment bullets to prevent any projectiles from leaving the range area.

RECOMMENDATION

The Plan Commission originally recommended adding the following conditions:

- The shooting range operation shall conform with NRA standards established in the NRA Source Book
- Berming shall be a minimum height of twenty (20) feet per the NRA Range Source Book
- A sign shall be installed that is visible to all visitors of the shooting range that lists allowed firearm types, rules of operation – hearing and vision protection required
- The existing gravel drive providing access from Church Road to the site be improved with a hard surface
- A State recognized, nationally recognized or NRA Certified range supervisor shall be present at all times

- A range flag, a sign, or red light shall be displayed at all times when firing is taking place
- Access to the shooting range shall be controlled by a lockable gate.
- Hazardous waste plan addressing lead management required with a lead removal occurring at least once a year
- Submission of a maintenance bond annually for removal of lead
- Submission of the types of firearms to be used
- No skeet shooting, trap shooting, or sporting clays shall be permitted
- Only the use of handguns shall be permitted and no high power rifles or shotguns shall be permitted
- No discharge of lead shall occur into any wetlands
- No alcohol shall be allowed
- Hours of operation shall be limited to Tuesday thru Friday 10:00am to 8:00pm or until one-half hour before dusk, whichever is first, Saturdays 9:00am to 8:00pm or until one-half hour before dusk, whichever is first, and Sundays 12:00pm to 8:00pm, or until one-half hour before dusk, whichever is first
- The shared access drive shall be treated with calcium chloride within (sixty) 60 days of approval of the special use
- The shared access drive shall be paved with a hard surface within one (1) year of approval of the special use
- Only range staff and property owners shall be permitted to have a key to the gate to the shooting range
- No firearm sales shall occur on the property
- A sheltered canopy structure shall be constructed to serve as a baffle for the range to prevent any projectiles from leaving the range area or exceeding the height of the twenty (20) foot berm. This design shall be submitted to the Kendall County Planning, Building, and Zoning Department for review and approval.
- All applicable Federal, State and County rules and regulations shall be adhered to
- All applicable Federal and State licenses and approval shall be submitted to the Kendall County Planning, Building, and Zoning Department prior to commencing operations and submitted annually thereafter
- Shall satisfy all requirements of the Kendall County Health Department
- A stormwater management permit shall be approved prior to the start of construction
- Proposed signage shall meet the requirements of Section 12 of the Zoning Ordinance
- Lighting shall meet the standards of Section 11.02.F.12.d of the Zoning Ordinance
- Must adhere to the Performance standards of Section 10.01.F of the Zoning Ordinance

The Plan Commission continued this matter pending the submittal of the following documents prior to a recommendation:

A revised site plan showing a new berm, a proposed building, revised parking, and fencing: Not received

Hazardous waste plan addressing lead removal: Not received

Cost estimates of improving the existing shared gravel drive and estimates of constructing a new access located entirely on the property of the petitioner: Estimate received for the improvement of the existing gravel drive only. A cost estimate for constructing a new access drive has not been received.

ATTACHMENTS

1. Description of proposed use - prepared by the petitioners
2. ZPAC Minutes 7.12.16
3. KCRPC Minutes 7.27.16
4. Lisbon Township Plan Commission Minutes 7.26.16
5. Lisbon Township Board Minutes 7.26.16
6. NRI Executive Summary – Land Use Opinion
7. Cost estimates for improving the existing shared gravel drive

"DIRT ROAD RANGE"
Operations Proposal

- Hours of ops: 0900--½ hour before dusk, 6 days/week (7th day for maintenance)
 - Hours: Tues-Fri 1000 to 2000 OR ½ hr before dusk, whichever is first, Sat & Sun is 0900 to 2000 OR ½ hr before dusk, Mon closed
 - Online calendar will refer to Almanac for sunset time
 - Options available to rent portion or all of range
 - Reserve 2 lanes for private lessons
 - Have guns available for rental and ammo for sale
 - Will require amended (add) address for FFA license
 - Host regular and special events
 - i.e. Tuesday night steel or have special guest instructor
- Main concern is education & safety while providing a facility that will be available to the shooting public and LEO's + FFD's
 - Membership available for additional benefits
 - Discounted range fees (1/2 price)
 - Discount on ammo, training (10%) + free membership to CRA
 - Annual fee at \$360
 - Weekdays: unlimited time, Weekends: 2 hour limit
 - Free shirt (contests for wearing shirt and posting on social media: maybe entered into raffle?)
 - Member appreciation days (guest instructors, guests, scenarios)
 - Multi-level? I.e. Gold vs Bronze
 - Food truck on site
 - Trucks pay for privilege of being on site (\$50/hour or \$250/day) Auction Sale %
 - Available during peak hours
 - Multiple trucks can be scheduled (they need permit from Kendall County)
 - Porta-potty Rental
 - Typically \$100-\$200/month (includes weekly maintenance)
 - May use one at first with multiple units with growth
- Scheduling by the shooters will be over an internet site that enables the participant to check on availability and self-schedule
 - Calendar options are Square, Bizzflo, as well as our current merchant processing system candidate (which offers a calendar scheduling app)
 - Other options: BookSimple, Booker
 - Some lanes will be designated for reservations and others left available for walk-ins (not listed on calendar site)
 - Ratio can change for peak times (accommodate for more walk-ins during busiest hours)
 - Website designed and optimized by CDG contactors
- Range mgmt will be conducted to the highest level of safety and comfort, range officials will be certified and are in full control of all Range Activities.
 - First Aid & CPR Cert for all EEs
 - Need to create in-house training for all range EEs that would reiterate NRA and any additional standards created by us

? \$ hourly rate

"DIRT ROAD RANGE"
Operations Proposal

- All 1st time shooters required to watch safety video (this is currently not standard for any known range), and annually for repeat customers
 - CDG will track safety video requirement electronically
 - Safety video will be produced by CDG contractors
- This is a new concept to our shooting community and will provide the best use for this isolated parcel
- LEO's will be able to use the range at their convenience at no charge *FFDO's*
 - Might be better to offer LEO/VET get ½ price on range fees—no other ranges in area offer totally free fees to LEO/VET's and few offer ½ price. This would still make us competitive.
 - VET and LEO get ½ price on membership (plus 1st time free) *FFDO's*
- We are thinking the total initial number of employees full-time and part-time at 10-12
 - 1 range safety per 12 lanes. Plus DR running the office. On weekends or peak times 1 or 2 additional personnel to assist with register and sales
 - Ex: 36 lanes on Saturday -- 6 persons total. 3 safety and 3 in office. Certain employees could rotate in office and on range duties
 - DR or JV to handle any transactions that need to be taken to Tom's for FFA (i.e.: any gun sales)
 - Reduce required RSO's by requiring 1st time shooters to watch 10-15 minute safety video (no direct competitor is doing this, but it is common in other industries such as skydiving, paintball and go karting).
- Sales of items to enhance safety will include safety glasses, ear plugs, ear muffs, bottled water and assorted non-alcoholic canned or bottled water and sodas.
 - We found out that FFA can't do business on the site for guns (until address change is registered with ATF), but all the non-firearm stuff is good to go
 - We could advertise for FFA's gun inventory on site, but buyers would have to physically travel to 14207 to actually transact any sales
- Operations on a daily basis will be managed and operated by CDG, a highly qualified group of Veterans of the Iraq and Afghanistan conflicts
- CDG will manage the range on a daily basis, with staff that is certified range management
 - Lighting, for security reasons, may be placed around office and gate on a timer. JV & DR to handle all end of shift procedures. Including lock-up and security of money.

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
July 12, 2016 – Meeting Minutes
Approved August 2, 2016

Senior Planner John Sterrett called the meeting to order at 9:00 a.m.

Present:

Scott Gryder – PBZ Committee Chair
Fran Klaas – Highway Department
David Guritz- Forest Preserve
Commander Mike Peters – Sheriff's Office
Aaron Rybski – Health Department
Greg Chismark – WBK Engineering, LLC
Brian Holdiman- PBZ Department
Megan Andrews – Soil & Water Conservation District
John Sterrett – PBZ Department

Absent: None

Audience: Attorney Dan Kramer; Robert Delaney; Jamie Bradley; David Renick

AGENDA

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

MINUTES

Mr. Guritz made a motion, seconded by Mr. Gryder, to approve the May 3, 2016 meeting minutes as written. With a voice vote of all ayes the motion carried.

PETITIONS

#16-14 – Robert Delaney

Mr. Sterrett outlined the request for a special use in the A-1 Agricultural District to operate an outdoor shooting range, which is permitted as a special use in the A-1 Agricultural District with certain requirements. The property is located at 16502 Church Road in Lisbon Township. The property is just under 40 acres. The petitioner has submitted a business narrative to the PBZ Department including proposing twenty-four (24) shooting lanes with twelve (12) future lanes. The proposed range is located on the far eastern portion of the property, just west of the existing ComED right-of-way. Thirty-six (36) parking stalls are proposed for the use. Although the County's Zoning Ordinance does not have a specific requirement for the number of parking stalls for an outdoor shooting range, the NRA Range Source book recommends at least 1.5 parking stalls for each shooting lane. The Zoning Ordinance requires that a 1,000' buffer is maintained between a shooting range and any residential dwelling units. The petitioner has submitted an exhibit that depicts 1,000' from the edge of the shooting range to the southeast corner of the nearest residential dwelling unit. The property is landlocked and does not have direct access onto Church Road. The petitioner has indicated that an easement for ingress and egress exists with the property owner to the west to obtain access on an gravel existing drive to Church Road. Staff has a series of conditions that are recommended primarily dealing with NRA standards. The conditions include:

- The shooting range operation shall conform with NRA standards established in the NRA Source Book
- Berming shall be a minimum height of twenty (20) feet per the NRA Range Source Book
- A sign shall be installed that is visible to all visitors of the shooting range that lists allowed firearm types, rules of operation – hearing and vision protection required
- A State recognized, nationally recognized or NRA Certified range supervisor shall be present at all times
- A range flag, a sign, or red light shall be displayed at all times when firing is taking place
- Access to the shooting range shall be controlled by a lockable gate.
- Hazardous waste plan addressing lead management required with a lead removal occurring at least once a year
- Submission of a maintenance bond annually for removal of lead
- Submission of the types of firearms to be used
- No discharge of lead shall occur into any wetlands

- No alcohol shall be allowed
- Sunday hours of operation shall be limited to 12:00pm to 8:00pm, or until one-half hour before dusk
- Baffles shall be installed to prevent projectiles from leaving the boundaries of the site
- All applicable Federal, State and County rules and regulations shall be adhered to
- Must meet all requirements of the Kendall County Health Department
- A stormwater management permit shall be approved prior to the start of construction
- Proposed signage shall meet the requirements of Section 12 of the Zoning Ordinance
- Lighting shall meet the standards of Section 11.02.F.12.d of the Zoning Ordinance
- Must adhere to the Performance standards of Section 10.01.F of the Zoning Ordinance

Attorney Dan Kramer, representing the petitioner, stated that the easement for the access onto Church Road is binding on all successors, heirs, and assigns and is a covenant running with the land. The engineer for the petitioner, Jamie Bradley, explained the layout of the proposed use including the gravel parking area and using portable toilets on the property. Mr. Bradley stated that as a future endeavor a building may be constructed to serve a check-in facility with restrooms. Mr. Bradley stated the range will be used for handguns. Mr. Bradley stated that stormwater management will be developed to address a future building on the site. Aaron Rybski of the Health Department asked about plans to develop septic facilities and stated that portable toilets are not best for long term use. Mr. Rybski stated that there is a non-community water well program that is applicable when a use has at least 25 patrons for 60 days each calendar year. Mr. Rybski suggested that the petitioner meet with the Health Department to discuss the requirements for well and septic as well as the possibility of using food trucks on site. David Guritz of the Forest Preserve District asked about the abatement of lead on the property. Mr. Sterrett stated that the Zoning Ordinance requires a hazardous waste plan addressing lead management be submitted. Staff is suggesting that in addition to this, there be a requirement that the property is screened of lead at least once a year and that a maintenance bond be submitted on an annual basis for lead removal. Megan Andrews of the Kendall County Soil and Water Conservation District (KCSWCD) asked about the type of berm that will be built. Mr. Bradley stated it will be an earthen berm. The KCSWCD will be doing an NRI Executive Report on the project.

Mr. Delaney elaborated on the use of portable toilets and that he anticipates they will be used on a short term basis. Mr. Delaney also stated that the hours of operation will be shortened on Sundays. Mr. Delaney indicated that he has been in contact with the Kendall County Sheriff's Office about the possible use of the range for the Sheriff's Office. Mr. Delaney stated that to address baffles, a sheltered structure can be constructed where the shooters are located to prevent projectiles from obtaining a trajectory that will leave the limits of the range. Mr. Gryder asked if concealed carry classes would be offered at the site. Mr. Delaney stated that it is anticipated to have concealed carry classes and that no shotguns or high powered firearms will be used. Only handguns will be used. Mr. Gryder stated that he has received questions from the public about some concerns and asked if Mr. Delaney has spoken to any of the neighbors about the proposed use. Mr. Delaney stated he has spoken to a few. Mr. Delaney stated that there will be fencing along the access the road on the subject property and fencing will be around the parking area and check in area. Mr. Gryder asked if the easement language addresses commercial uses. Attorney Kramer stated there are no specifics on the type of traffic on the easement. Mr. Delaney stated that as the volume of traffic increases on the access road he would be willing to upgrade it to tar and chip. David Guritz asked about wetlands on the property. Mr. Sterrett stated that there is a wetland at the northwest portion of the subject property but away from the shooting range. The Endangered Species Consultation report from IDNR did not identify any endangered or threatened species in the vicinity. Mr. Holdiman stated a condition should be placed on either the building permit or the special use that would provide a time limit for the use of the portable toilets and that plumbing will need to be addressed when the future building is constructed.

David Reinick described the operation of the range. New patrons to the range will be required to watch an 8-12 minute video about range safety and directions and then be required to view the video on an annual basis. A log will be kept of all those who have viewed the video to verify the last time that the video was watched. Each patron will be required to sign in when using the range. There will be range safety commands and signs posted throughout the range. Each range bay of 12 lanes will have one range safety officer to monitor. There will also be a certified chief range safety officer to oversee all the range bays as well as a daily inspection of the range. There will always be at least one employee per shooting bay that is open and one individual in the building at all times.

Without further questions or comments from the ZPAC committee, Mr. Sterrett stated the petition is schedule to go to the July 27th Plan Commission. Mr. Gryder made a motion, seconded by Mr. Klaas, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unofficial Meeting Minutes of July 27, 2016

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

ROLL CALL

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

Staff present: John Sterrett, Senior Planner

Members Absent: John Shaw, Vern Poppen

In the Audience: Approximately 60 people were in attendance. Those who spoke and/or signed the sign-in sheet included: Attorney Dan Kramer; Robert Delaney; Chris Jensen; Megan Jensen; Jeanne Freeman; Greg Peterson; Joe Phillips; Jerry Lizalek; Roy Wake; Kathy Wake; Tom Christ; John Wolfinbarger; Scott Wallin; Jason Rome; Mike Kinzler; Eric Peterson; Virgil Karales; Dick Pedicord; Jonathan Villaneuva; David Rynite; John Miller; Daniel Eamon; Kevin Tomlanovich

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Mr. Bledsoe made a motion, seconded by Mr. Nelson, to approve the June 22, 2016. With a voice vote of all ayes, the motion carried.

PETITIONS

16-14 Robert Delaney

Request: Special Use to allow an outdoor shooting range in the A-1 Agricultural District

Location: 16502 Church Road in Lisbon Township

Mr. Sterrett outlined the request for a special use in the A-1 Agricultural District to operate an outdoor shooting range, which is permitted as a special use in the A-1 Agricultural District with certain requirements. The range is proposed on a 38 acre parcel zoned as A-1 Agricultural east of Church Road, one-quarter mile north of Whitewillow Road in Lisbon Township.

The property is landlocked without direct access onto Church Road and obtains access to Church Road through an existing gravel drive across the property to the west through an ingress/egress easement. The petitioner has indicated to staff about improving the access drive with tar and chip. Staff would be supportive of this to lessen the impact of vehicles accessing this site.

The proposed shooting range will be located on the far eastern side of the property next to the ComED right-of-way property. The County's Zoning Ordinance requires shooting ranges to be located a distance of 1,000' from residential dwelling units. The petitioner has provided an exhibit depicting a 1,000' buffer area from the southeast corner of the nearest residential structure to the west.

The petitioner is proposing 24 shooting lanes each 75' in length with a north-south orientation and firing taking place towards the south. The lanes are divided into two 12 lane bays with a 10' concrete wall dividing the two

bays. A 10' concrete wall is proposed on the western shooting bay and a 10'-20' concrete wall is proposed on the eastern side of the bay near the ComED right-of-way property. A twenty foot earthen berm is proposed as a back stop for the range with a 6' vertical wood baffle on top. The western side of the shooting range will feature a 20' side berm as well extending north half way up the length of the shooting lanes. A proposed shooting canopy structure will be located on the eastern shooting bay to serve as a baffle device to prevent projectiles leaving the range area. The western shooting bay does not have this same canopy proposed. A series of evergreen trees will be planted on the western edge of the range.

The petitioner has submitted a business operation plan to the County. The hours of operation proposed include Tuesday thru Friday 10:00am to 8:00pm, or until one-half hour before dusk, whichever is first and Saturday and Sundays 9:00am to 8:00pm, or until one-half hour before dusk, whichever is first. The petitioner has indicated having a later start time for Sunday operation. Staff recommends this start time be 12:00pm on Sundays. The range will be closed on Mondays. The petitioner has indicated that 1 range safety official will be assigned for each 12 lanes with a chief range safety official on site to oversee all range bays.

Thirty (38) parking stalls are proposed, two (2) of which will be reserved for ADA compliance. The parking will be located on the north end of the property near the gravel drive.

Originally, the petitioner had proposed utilizing portable toilets on a temporary basis. Due to Illinois plumbing codes, however, this would not be permitted and the Health Department will require permanent bathroom facilities. As such, the petitioner will be required to provide these facilities within an existing structure on the property or be incorporated into a new facility to be built. It is staff's understanding that the site plan may be revised to indicate the location of the building and the parking will be relocated. The development of this property will require a stormwater management permit.

A hazardous waste plan addressing lead management is required as part of the special use. The petitioner has begun working with an outfit to develop a best management practices for lead removal and is here tonight. Staff is recommending a series of conditions to be placed on the special use, if approved, including:

- The shooting range operation shall conform with NRA standards established in the NRA Source Book
- Berming shall be a minimum height of twenty (20) feet per the NRA Range Source Book
- A sign shall be installed that is visible to all visitors of the shooting range that lists allowed firearm types, rules of operation – hearing and vision protection required
- The existing gravel drive providing access from Church Road to the site be improved with a hard surface
- A State recognized, nationally recognized or NRA Certified range supervisor shall be present at all times
- A range flag, a sign, or red light shall be displayed at all times when firing is taking place
- Access to the shooting range shall be controlled by a lockable gate.
- Hazardous waste plan addressing lead management required with a lead removal occurring at least once a year
- Submission of a maintenance bond annually for removal of lead
- Submission of the types of firearms to be used
- Only the use of handguns shall be permitted and no high power rifles or shotguns shall be permitted
- No discharge of lead shall occur into any wetlands
- No alcohol shall be allowed
- Sunday hours of operation shall be limited to 12:00pm to 8:00pm, or until one-half hour before dusk
- A sheltered canopy structure shall be constructed to serve as a baffle for the range to prevent any projectiles from leaving the range area or exceeding the height of the twenty (20) foot berm. This design shall be submitted to the Kendall County Planning, Building, and Zoning Department for review and approval.
- All applicable Federal, State and County rules and regulations shall be adhered to

- All applicable Federal and State licenses and approval shall be submitted to the Kendall County Planning, Building, and Zoning Department prior to commencing operations and submitted annually thereafter
- Shall satisfy all requirements of the Kendall County Health Department
- A stormwater management permit shall be approved prior to the start of construction
- Proposed signage shall meet the requirements of Section 12 of the Zoning Ordinance
- Lighting shall meet the standards of Section 11.02.F.12.d of the Zoning Ordinance
- Must adhere to the Performance standards of Section 10.01.F of the Zoning Ordinance

The petition received a favorable recommendation from the County's Zoning, Platting Advisory Committee. The petition received an unfavorable recommendation from the Lisbon Township Plan Commission and the Lisbon Township Board.

Attorney Dan Kramer stated that outdoor shooting ranges are an allowable special use in the County's Zoning Ordinance. Robert Delaney, petitioner, described the revised site plan for the range including proposed berming, parking, baffling, and a building. Mr. Delaney stated that the site plan has changed since the ZPAC meeting. Mr. Delaney stated that the range will primarily be membership based and some conceal carry training. No rifles or shotguns will be used. Mr. Sterrett stated that there are no noise regulations included in the shooting range special use category. Mr. Delaney stated that the current shared access drive will have a tar and chip surface all the way to Church Road. Questions were raised from the Commission regarding constructing a new access road that will eliminate shooting range traffic from the property to the west and the maintenance of this roadway.

Greg Peterson, 16502 A Church Road, owns the property directly to the west of the proposed shooting range. Mr. Peterson objected to the proposal because of the utilization of the shared residential driveway. Mr. Peterson has concerns regarding the amount of traffic that will be using this drive for the range. Mr. Peterson stated that shooters have been active on the site without a special use. The property value will be affected as well from the proposed use. Mr. Peterson also has concerns regarding the environmental impact from the range. Mr. Peterson stated that the 1,000' buffer should be revised

Joe Phillips, 6718 Whitewillow Road, lives within ½ a mile of the proposed range. Mr. Phillips presented the Commission with a market impact study completed by John Green Realty regarding property values near gun ranges stating the negative impacts. Mr. Phillips has concerns with the trajectory of fired ammunition that could potentially leave the shooting range.

Jerry Lizalek, 25006 West Sue Drive Channahon, spoke in support of the proposed range. Mr. Lizalek is an NRA range safety officer and works with an existing range in Plainfield in Will County. Mr. Lizalek believes this range will provide a benefit to both the private and public sector.

Roy Wake, 6232 Whitewillow Road, spoke in objection to the proposed range and had concerns regarding the noise and the amount of traffic that will be generated from the proposed use.

Kathy Wake, 6232 Whitewillow Road, spoke in objection to the proposed range. Ms. Wake had concerns from existing shooting that is already taking place on the property as well as the added traffic from the proposed use. Ms. Wake stated that there are already gun ranges for people to use.

Tom Christ, 1570 River Street Morris, stated his wife and daughter own property north of the proposed range and spoke in objection to the proposed range. Mr. Christ stated that the noise from the range will have a negative impact and brought up safety concerns citing an accident at a shooting range in LaSalle County.

Jerry Lizalek, 25006 West Sue Drive Channahon, addressed the incident brought up by Mr. Christ and discussed baffling.

John Wolfinbarger, 12859 MacKenzie Road, spoke in objection and stated that the range has been in operation for two years and has concerns about the legality of the special use as well as noise.

Joe Phillips, 6718 Whitewillow Road, addressed the gun range that was brought up previously in Plainfield.

Scott Wallin, 15724 Ashley Road, spoke in objection and stated that the noise will have a negative impact in the entire area, not just the immediate area. The berming will not prevent sound from traveling to other properties.

Jason Rome, 7024 Chicago, spoke in support of the proposed range. Mr. Rome stated that the berming will reduce the noise significantly. Mr. Rome believes a decibel test should be done before and after the berming is constructed. Mr. Rome believes safety will not be an issue based on the proposal.

John Wolfinbarger, 12859 MacKenzie Road, does not believe the berming will reduce the sound. Mr. Wolfinbarger reiterated about the legality of the operation.

Mike Kinzler, 935 Matoma Court Joliet, spoke in support of the range and described his business of manufacturing high security gate locks. All gates on the property will have high security locks with limited access with back up plans for missing or lost keys.

Eric Peterson, 1223 Liberty Street Morris, spoke in objection to the proposed range. Mr. Peterson stated that the impact on the property values is a concern. Mr. Peterson also had concerns about the property being used previously for a range. A different property with direct access to a road would be a better location.

James Manning, 6718 Whitewillow Road, spoke in objection to the proposed range. Mr. Manning stated he is a professional airline pilot and discussed the Federal Flight Deck Officer program and how the program works with firearms.

Scott Wallin, 15724 Ashley Road, expressed concerns about vehicles or individuals accessing the site around the security gate.

Virgil Karales, 14859 Brisbin Road, spoke in objection to the proposed range and had concerns about the location and adding another gun range to the area.

Dick Pedicord, lead management professional, discussed best management practices for lead disposal from shooting ranges. Mr. Pedicord stated that lead is reclaimed and recycled at shooting ranges consistent with EPA requirements. Mr. Pedicord stated there is no minimum timeframe for how often removal must take place but that is removed as is justified. Mr. Pedicord stated that the micro particulate from ammunition cannot be reclaimed. In between reclamation times, there must be management including design features and operation activities. Mr. Pedicord discussed range design to maintenance of lead between reclaiming to minimize re-suspension of lead. Mr. Pedicord stated that lead is five times the density of soil and does not travel as far as disturbed soil but there is no standard for the distance it travels.

Greg Peterson, 16502 A Church Road, stated that even minimizing the amount of lead that leaves the site will still have an impact on health for those who are exposed to it.

Jerry Lizalek, 25006 West Sue Drive Channahon, asked about the vegetation on the berm.

Eric Peterson, 1223 Liberty Street Morris, questioned how the Plan Commission can approve a plan that has

been modified and a proposal that does not have a lead mitigation plan.

The Commission discussed concerns about non-staff members of the range having a key and access to the range property. Mr. Delaney stated that a range officer must be present for a patron to use the site. The Commission believed only range officers should be permitted to have keys to access the site. Mr. Kramer addressed the allegations regarding prior activity on the site for over two years and stated that Mr. Delaney has only owned the property 1.5 years. There was discussion on the fencing of the property to prevent anyone from accessing the site without using a key through the gate.

Ms. Zubko recommended that conditions be added including:

- No trap shooting, skeet shooting, or sporting clays
- The access drive shall be improved with tar and chip within one year after the approval
- The access drive be treated with calcium chloride within sixty days after the approval
- The hours of operation for the whole week be included
- The noise regulations be included in the special use ordinance
- No firearms sales shall take place on the property
- Only range officers shall be permitted to have a key

Ms. Wilson believes a comparison should be drafted of the costs of improving the existing shared access drive and creating a new drive without using the neighboring property and has more concerns regarding the volume of traffic rather than just the dust.

Mr. Nelson made a motion, seconded by Ms. Zubko, to continue the petition to the August 24th Plan Commission. With a voice vote of a 6 ayes and one no, the motion carried.

The Commission went into recess at 8:10pm.

The Commission came out of recess at 8:30pm.

16-16 Chris and Megan Jensen

Request: Special Use to allow a landscape operation and excavating operation

Location: 7225 Caton Farm Road in Kendall Township

Mr. Sterrett outlined the request for a special use in the A-1 Agricultural District to operate a landscape and excavating business at 7225 Caton Farm Road in Kendall Township on the north side of Caton Farm Road, just west of Church Road. Mr. Sterrett pointed out that excavating businesses are not permitted in the A-1 Agricultural District either by right or by special use and therefore the special use approval may only include a landscape operation.

The operation will include landscape maintenance, installation of landscaping, and related activities. No yard waste will be stored on-site with the possible exception of balled trees and bushes that have been prepared for installation. No retail or wholesale material will occur on site. No outdoor storage will take place and all equipment will be kept within a proposed building. No landscape waste will be stored on-site.

A 16,000sf building is proposed on the north end of the property to be used for storage of all equipment. This building will require a building permit. The property has an existing access point onto Caton Farm with an asphalt drive. The submitted site plan proposes a widening of this drive on the subject property as well as within the R.O.W. of Caton Farm Road.

Lisbon Township Zoning Board

Date: July 26, 2016

DRAFT

The meeting was called to order at 6:03 pm by Chairman David Smith. Tamara Eaton and Brian Westphal, board members, were present. Jeff Heap was absent. A quorum was present.

The purpose of this meeting was to hear a petition by the Delaney Family for a Special Usage permit to operate an Outdoor Shooting Range on the property located at 16502 Church Road (PIN [08-25-300-006](#); -09).

In addition to the board members, 31 community members were in attendance at the meeting.

A presentation was given by Robert Delaney, who is represented by Atty Dan Kramer. The presentation included drawings and explanation of construction, materials, proposed procedures, and regulations of Kendall County and NRA.

Several community members asked questions and offered comment regarding

- the veracity of facts related to armed pilots on commercial airliners
- adjacent easement driveway usage
- noise
- increased traffic, road use, possible adjustments to speed limits, ambiguous terms in the proposal
- previous usage of the property has included long guns, not just pistols
- concerns about persons with PTSD
- clarification of how many lanes will be covered, and how many would be available
- verification of the safety factor and community acceptance of other similar ranges
- proposed hours of operation
- possible lead danger to soil and water

Following the public comments, board members briefly discussed the terms laid out in the township plan.

Chairman Smith pointed out that one of the primary goals in the plan is to preserve the valuable resources within the township, primarily the soil. He noted that in soil testing the proposed land scored 225 out of a possible 300 points. On that basis, he recommended against the proposal. Citing similar objections, Westphal also recommended against. Eaton agreed with other board members and also stated she understood the objections of the community, therefore she also voted against the proposal.

Result: The Lisbon Township Zoning Board does NOT recommend approving the Special Usage request.

At 7:02 Westphal made a motion to adjourn. Eaton seconded the motion.

Respectfully submitted, Tamara Eaton

Draft

A Special Meeting of the Lisbon Township Board in Kendall County met to hear the proposed Dirt Road Gun Range. The meeting was held July 26, 2016 at the Plattville Fire Barn. Supervisor Horton called meeting to order at 8:30pm. Present were Supervisor James Horton, Trustees, Bill Ashton, Ken Jorstad, Wayne Schlappi, Scott Wallin, Road Commissioner Rich Mickelson, Clerk Darlene Ashton. Guests were Bob & Gary Delaney, Tom McDonald, Mr. & Mrs. Greg Peterson, Mr. & Mrs. Rich Kunke & Mr. & Mrs. Walter Schlutz.

Bob Delaney presented the proposed Dirt Road Gun Range and answered questions from the audience.

After hearing the details of the Gun Range, a motion to accept the Lisbon Township Planning Commission vote to deny the special use request of the Dirt Road Gun Range was presented by Scott Wallin, Seconded by Ken Jorstad.

A roll call vote was taken:

Wayne Schlappi , Yes

Scott Wallin, Yes

Ken Jorstad, Yes

Bill Ashton, Present

Jim Horton, Yes

Passed 4 votes yes 1 vote present.

A motion to adjourn the meeting was presented by Ken Jorstad, Seconded by Bill Ashton, Pass 5-0

The meeting adjourned at 9:10pm

Respectfully Submitted,



Darlene Ashton, Clerk

Sediment and Erosion Control: Development on this site should include an erosion and sediment control plan in accordance with local, state and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (<http://www.aiswcd.org/illinois-urban-manual/>) for appropriate best management practices.

LAND USE OPINION:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Robert Delaney for the proposed A-1 Special Use Dirt Road Range. This parcel is located in the NE¼ SW¼ of Section 25 in Lisbon Township (T.35N.-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. The two soils identified onsite are classified as prime farmland. Additionally, a Land Evaluation Site Assessment (LESA) score was conducted for this parcel; the parcel scored 225 out of a possible 300 points indicating the soils and site are well suited for agricultural uses. Selecting the project site with the lower total points will generally protect the best farmland located in the most viable areas while maintaining and promoting the agricultural industry in Kendall County. Since the proposed project is for an A-1 Special Use Permit, the project is compatible with promoting the agricultural nature of the site.

Soils onsite can have potential limitations for development. This report indicates that for soils located on the parcel, 100% are very limited for small commercial building, shallow excavations and local roads/streets; 75.3% 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, if in the future, 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 Walley Run 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

7/15/16

Steffens 3-D Construction, Inc.

2863 State Route 17

Toluca, IL 61369

Office Phone: 815-853-0303

Estimate

Date	Estimate #
6/28/16	001

Name / Address / -815-690-6573
BOB DELANEY 14132 MINOOKA, IL 60447

Robert Delaney
14132 Church Rd
Minooka, IL
60447

Project
ROADWAY

Description	Total
<p><u>A-2</u> <u>OPTION #1</u></p> <p>1- PREP! 2- LAYER'S OF ASP #150 OIL! - - - - 2- LAYER'S OF CHIPS! (ALL ROLLED IN!)</p>	<p>\$ 32,323⁰⁰</p>
<p><u>A-3</u> <u>OPTION #2</u></p> <p>SAME AS A-2 EXCEPT ONE MORE LAYER OF CHIPS AND OIL! - - - -</p>	<p>\$ 51,337⁰⁰</p>

ANY QUESTIONS PLEASE CALL!

THANK YOU!

<p>Proposal good for 90 days. Not responsible for aggregate base failure.</p>	<p>Total</p>
-----------------------------------------------------------------------------------	---------------------

Signature Don Redfern
1-309-242-2872

Signature X