

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

Wednesday, November 30, 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 September 28, 2016

PETITIONS

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

OLD BUSINESS

NEW BUSINESS

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-21 High Grove – This request for rezoning to R-2 and approval of a preliminary and final plat for four residential lots was approved by the County Board on 10.18.16.

16-25 The Bluffs, Inc. d/b/a Cider Creek – This request for a special use in the A-1 Agricultural District to allow a banquet hall, a nano-brewery, a micro-distillery, a year-round seasonal festival, and production and sale of sweet cider was approved by the County Board on 10.18.16

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, January 25, 2016

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unofficial Meeting Minutes of September 28, 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

Staff present: Mike Hoffman, Teska Associates, Inc.

Members Absent: John Shaw and Angela Zubko

In the Audience: Suzanne Casey, Bill Kennedy, Jen and Zak Beckman, Doug Nelson, Jim Swanson, Scott & Jenny Cosentino, Barb Yurdt, Mel Traharne, Mike Bold, Chris Griffin, Gary Carlson, Chet Herrin, William McGrath (see attached sign-in sheet)

APPROVAL OF AGENDA

Mr. Wormley made a motion, seconded by Mr. Casey. With a voice vote of all ayes, the motion carried.

APPROVAL OF MINUTES

Ms. Wilson made a motion, seconded by Mr. Bledsoe, to approve the August 24, 2016 minutes. With a voice vote of all ayes, the motion carried.

Mr. Nelson recused himself for the next item on the agenda at 7:05pm.

PETITIONS

16-25 The Bluffs, Inc. d/b/a Cider Creek

Mr. Hoffman briefly reviewed the case, summarizing the staff memorandum. Mr. Nelson, as the petitioner, then reviewed their property ownership (approximately 160 acres), the relationship to the County LRMP, and the proposed concept plan. He noted that they hoped to begin the cider mill and storage building this fall/winter, with construction of the store/bakery in mid-2017 and construction of the banquet facility following in 2018. They plan to plant an additional 4,500 apple trees in spring of 2017, which combine with the existing 500 trees will total 5,000 trees. He noted that the soils perc well, and he is aware of the need to comply with County Health Department regulations. He also suggested that the U-Pick operation could open as early as fall of 2017.

Ms. Wilson asked about the size of the proposed banquet facility. Mr. Nelson suggested it would not be more than 10,000 square feet, and food would be catered. He noted that most music would be inside the building. Ms. Wilson also asked about the location of restroom facilities. Mr. Nelson noted that they would be provided within the store and the banquet facility. He also noted that some portable restrooms may be used near the orchard for convenient access during seasonal events. Ms. Wilson asked about the size of the store, which Mr. Nelson suggested in the 6,000 to 10,000 square foot range. He also noted that alcoholic beverages produced at the site would be apple products – they have no plan to brew beer. He also noted that the petting zoo would be located in front of the bakery/store, and he noted that they plan to have a train ride as well.

Mr. Wormley asked about the number of wells, and Mr. Nelson replied that only one well was planned. Mr. Wormley also asked about the need for grease interceptors and holding tanks. Mr. Nelson noted he was aware

of the requirements, and would work with the County Health Department, including to design the system to handle surges in demand.

Mr. Casey asked about alcohol sales. Mr. Nelson noted they will need to get all appropriate federal, state, and County permits. He noted that they do not plan to sell open liquor (ie. no alcoholic drinks at the restaurant), but will have tastings and will sell packaged products of goods produced on-site that customers can take home to enjoy. Mr. Casey also asked about waste products from the cider press. Mr. Nelson noted there would be minimal waste, and what waste that is produced would be collected and used for fertilizer on nearby farm property.

Ms. Wilson asked about signs. Mr. Nelson noted they plan to have a sign near the corner of Frazier and Creek Roads, and they would like to follow the commercial sign regulations. The sign would be externally illuminated.

Chair Ashton then opened the floor to public comments. Mike Bond said his concerns centered around the hours of operation, traffic, and lighting. In particular, he was concerned about increased traffic late at night after events or banquets. Mr. Nelson noted that his desired store hours would be 7am till midnight, with the banquet facility open until whatever time the liquor license allowed, maybe 1:00am. He also suggested he anticipated most traffic coming and going from the site would take Creek Road to Little Rock Road, then either go north towards Galena Road or south to Route 34.

Chris Griffin asked about a proposed bike trail along Frazier Road as depicted on the County trail plan. Mr. Nelson noted that he was supportive of a trail, and was willing to provide a 10' easement to the Forest Preserve District in the future if they were to build a trail.

Gary Carlson asked about potential stormwater run-off caused by the new buildings and parking. He also was concerned about the size of septic field required for the banquet facility. Mr. Nelson noted that they would follow County requirements for both stormwater management and provision of adequate septic facilities.

Chet Herrin expressed a concern about increased traffic by drivers on Creek Road after they had consumed alcohol at a banquet. Mike Bond expressed a similar concern. Mr. Nelson noted that, given the trash he picks up regularly along Frazier Road that is already a problem on local streets.

Mike Bond asked if pavers were considered. Mr. Nelson said yes, but given cost for both installation and maintenance he decided against that approach.

Scott Cosentino expressed concern for increased traffic on Creek Road. He also asked about the proposed restaurant, and if it could be turned into a steak house or other type of restaurant. Mr. Nelson noted the restaurant was focused on providing bakery items, and perhaps other items during events. It is not intended to be a regular restaurant. To maintain the agricultural character of the area, they are not seeking commercial zoning.

Discussion ensued regarding the hours of operation, the maximum number of buildings, and the time frame of development. Mr. Hoffman noted that the Heap Pumpkin Farm had hours established as 9am till 10pm Monday-Wednesday, with hours extended until 11:30pm for Thursday-Sunday.

Mr. Wormley motioned, seconded by Ms. Wilson, to approve the proposed special use with the conditions noted in the staff report and the following changes:

1. Delete #12 – Sheriff's Department has advised that provision is not needed.

2. Add a restriction that there would be a maximum of three new buildings of a maximum of 10,000 sq. ft. each.
3. Add a provision that signs will be governed by the commercial sign regulations (not the agricultural regulations).
4. Hours of operation shall be between 7am and 10pm Monday-Wednesday, and until 11:30pm Thursday-Sunday. Banquets may operate until midnight.

By roll call vote the motion was approved 5-0 (Mr. Nelson abstained)

Mr. Nelson rejoined the Commission at 8:59pm

OLD BUSINESS

16-14 Robert Delaney – Outdoor Gun Range

No discussion. Continued to October.

NEW BUSINESS

Mr. Hoffman noted that Parkview Christian Academy was interested in developing athletic fields on a property along the west side of Route 47 north of Ament Road. He noted the property is illustrated for commercial use on the County's LRMP, and he is seeking direction from the Commission regarding the appropriateness of the proposed use and if the applicant should pursue zoning as an Agricultural Special Use or as a B-4 Commercial Use.

Jedd Davis with Parkview explained Parkview's need for fields and interest in the property. He noted that they had begun conversations with IDOT regarding a potential curb-cut onto Route 47. He mentioned he had also had a positive initial conversation with the Yorkville City Administrator, and that Parkview was open to partnering with the Park District or other organizations regarding the use of the facility.

Ms. Wilson asked about potential lighting, restrooms, and other improvements. Mr. Davis noted that they may at some point want to light the football field, and that they would likely include a restroom/concession building. He noted the plans were conceptual at this point, and they were open to shifting and reconfiguring improvements. Ms. Wilson suggested shifting the football field to the northwest corner of the site behind the IDOT facility to help block future lights.

Mr. Wormley asked if they considered locating on Ament Road rather than along Route 47, as he felt Route 47 was more valuable as commercial property. Mr. Davis noted they had explored that option, but the property owner was only interested in selling this area along Route 47.

General consensus of the Commission was that this was an appropriate use, and that Parkview Christian Academy should consider a petition to change the zoning to B-4 Commercial Recreation to accommodate the proposed private athletic fields.

Ms. Wilson raised a concern regarding events and shooting at the Ellis Forest Preserve. In her opinion, the facility should either seek a special use or cease operations. She mentioned a letter she had received from a neighbor in the area. She noted that the tent used for events is located on the edge of the property, and she often hears of concern regarding noise. It was suggested by Mr. Nelson that she suggest the neighbor file a formal complaint with the Planning, Building and Zoning Department.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Hoffman summarized the following:

16-18 LRMP Amendment – changing from Suburban Residential to Commercial at the northwest corner of Light Road and Route 31 – Approved by the County Board 9.20.16

16-20 Stor-Mor, Inc. – Approving zoning change to B-2 and Special Use for Indoor and Outdoor Storage – Approved by the County Board 9.20.16

16-21 High Grove Subdivision – Rezoning from RPD-2 to R-2 and preliminary and final plat – continued at PBZ due to information not included on Plat and lack of NRI, EcoCat reports. Received legal objection on rezoning, requiring $\frac{3}{4}$ vote at County Board.

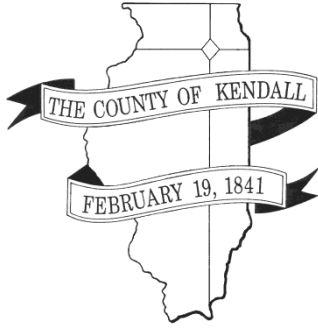
CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

ADJOURNMENT

Ms. Wilson made a motion, seconded by Mr. Casey, to adjourn. With a voice vote of all ayes, the motion carried. The Regional Plan Commission meeting adjourned at 9:35 pm.

Respectfully submitted by,
Mike Hoffman, Teska Associates, Inc.



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

EXITING LAND USE Agricultural

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 |
|-------------------------|--|

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. Several people also spoke in support of the special use, although only one of those was a Kendall County resident. ***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. The matter was continued again in August, September and October awaiting submission of the requested Site Plan.***

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

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 seventy-five (75) feet. The revised site plan now shows the same 24 shooting lanes, but in three shooting bays of 8 lanes each. The proposed range has a north-south orientation with the firing taking place towards the south. Ten (10) foot high precast concrete divider/impact walls are proposed to divide the bays. A fifty (50) to sixty-four (64) foot wide earthen berm is proposed to serve as a backstop for the range as well as side-berming on the eastern and western portion of the range. The berm is proposed to be twenty (20) feet in height on all sides and at the peak on the south side 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'. The proposed range also includes a covered shooting structure with a shooting bench and overhead baffling, as well as a "no blue sky" barrier located fifteen (15) feet from the shooting bench.

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. The enclosed plan reflects these changes.

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. Dick Pedicord, President of a private firm called Environmental Range Protection, provided testimony on behalf of Mr. Delany at the July public hearing. 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. 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. 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, with a range of between \$32,300 and \$51,300 depending on the layers applied. The Attorney for the petitioner has suggested that creating a new access drive on the petitioner's property is not feasible as it would require access across the ComEd right-of-way.

PARKING

The 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 proposed site plan exceeds that standard. The location and dimensions of these parking stalls met the requirements of setbacks and width and depth.

LANDSCAPING

The petitioner had proposed twelve (12) evergreen trees to be planted on the western portion of the operation. However, the plan does not indicate the size or species of the proposed planting.

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.

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
- 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
- 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 4.12 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: Received and dated 9/13/16

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.

If the Plan Commission chooses to provide a favorable recommendation, we would also suggest adding a condition related to noise. The following is the standard contained in the Zoning Ordinance for Banquet Halls, which might serve as a reasonable standard for this use as well:

Noise generated by non-agricultural activities on-site shall comply with the following:

- Day Hours:** No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the residential property line of the complainant.
- Night Hours:** No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the residential property line of the complainant.
- EXEMPTION:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

ATTACHMENTS

1. Description of proposed use - prepared by the petitioners
2. Site Plan
3. ZPAC Minutes 7.12.16
4. KCRPC Minutes 7.27.16
5. Lisbon Township Plan Commission Minutes 7.26.16
6. Lisbon Township Board Minutes 7.26.16
7. NRI Executive Summary – Land Use Opinion

"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.

CIVIL PLANS FOR DIRT ROAD RANGE MINOOKA, IL.



LOCATION PLAN

NO SCALE

PLAN SHEET INDEX

- C-1 TITLE SHEET
- C-2 SITE PLAN
- C-3 GRADING PLAN

ZONING INFO

THE SUBJECT PARCELS ARE DETERMINED TO BE CURRENTLY ZONED AS:
A-1 AGRICULTURE

PROPERTY INFO

P.I.N. : 08-25-300-006 (2.84 AC.)
08-25-300-009 (30.66 AC.)

COMMONLY KNOWN AS:
16502 CHURCH ROAD
MINOOKA, IL 60447

FLOOD ZONE INFO

THE SUBJECT PARCELS ARE DETERMINED TO BE OUTSIDE THE LIMITS OF THE 100-YEAR FLOODPLAIN PER KENDALL COUNTY FLOOD INSURANCE MAP NO. 170900200 G, PANEL 200 OF 265, EFFECTIVE FEBRUARY 4 ,2009.

BENCHMARKS

ELEVATION = 694.05
SITE BENCHMARK 1
MASONRY CUT WALL IN THE SOUTH FACE OF POWER POLE AT NORTHWEST CORNER OF THE PROJECT SITE AT THE INTERSECTION OF PRIVATE ROAD AND THE WEST DRIVEWAY ENTRANCE
ELEVATION = 693.42

GENERAL NOTES

1. REFERENCED PLAT OF SURVEY BY MORRISON SURVEYING COMPANY, INC. DATED 10/26/14
 2. TOPOGRAPHIC SURVEY PERFORMED BY JACK ENGINEERS & BUILDERS, INC. 1/25/16
1. EROSION CONTROL TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION.

J.U.L.I.E. INFORMATION

NOTIFY J.U.L.I.E 2 WORKING DAYS PRIOR TO EXCAVATION
1-800-892-0123

COUNTY: KENDALL
MUNICIPALITY: MINOOKA, IL. 60447
LOCATION: N.E. 1/4 OF S.W. 1/4 SECTION 25, T. 35N. R.7E.
TOWNSHIP: LISBON
ADDRESS: 16502 CHURCH ROAD

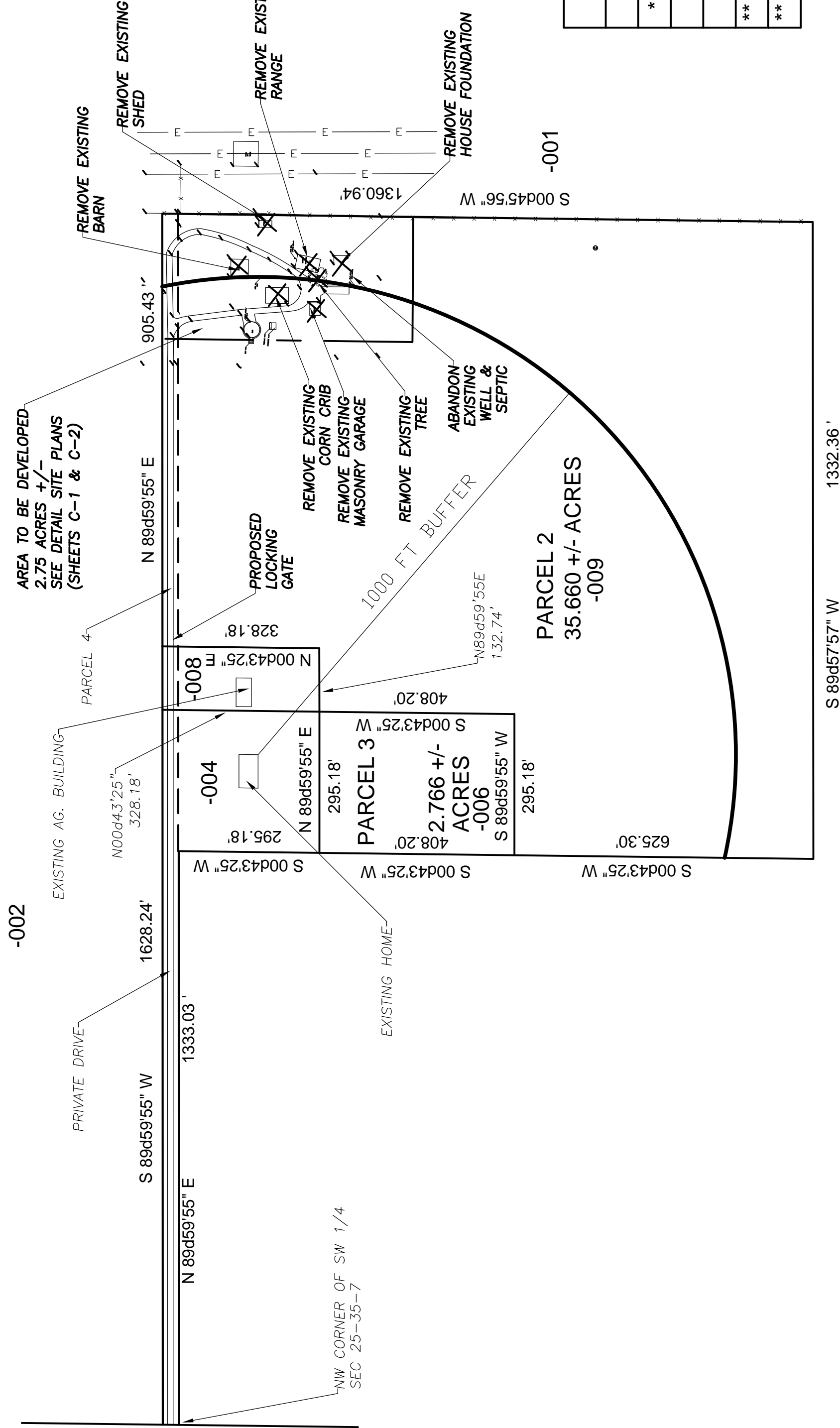
JAMIE L. BRADLEY
ILLINOIS LICENSE # 062-049261
EXPIRES 11/30/17

LEGAL DESCRIPTION

PARCEL 2
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAIS SECTION 25, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPLE MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25, THE SOUTH SIDE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 35, RANGE 7 EAST OF THE THIRD PRINCIPLE MERIDIAN AND EXCEPTING THEREFROM BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1332.03 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25, THENCE SOUTH 00 DEGREES 43 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, THENCE NORTH 00 DEGREES 43 MINUTES 25 SECONDS EAST, 796.39 FEET TO THE NORTH LINE OF THE SOUTH 2 RODS OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, THENCE SOUTH 00 DEGREES 41 MINUTES 00 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPLE MERIDIAN, DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1332.03 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25, THENCE SOUTH 00 DEGREES 43 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, THENCE NORTH 00 DEGREES 43 MINUTES 25 SECONDS EAST, 796.39 FEET TO THE NORTH LINE OF THE SOUTH 2 RODS OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4
AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE FOLLOWING DESCRIBED REAL ESTATE, THE SOUTH 33 FEET OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPLE MERIDIAN, KENDALL COUNTY, ILLINOIS.



OVERALL SITE PLAN

1"=200'

MAXIMUM BUILDING COVERAGE = 60%
INCREASE IN IMPERVIOUS COVERAGE = 10,541 SF
* INCLUDES GRAVEL, SILO AND CONCRETE SLAB AREAS
** INCLUDES BUILDINGS, GRAVEL, SILO AND CONCRETE SLAB AREAS

| DESCRIPTION | EXISTING | PROPOSED |
|------------------------|----------|----------|
| BUILDINGS | 6,967 | 640 |
| * PARKING LOT | 21,086 | 29,535 |
| LOT SIZE | 119,570 | 119,570 |
| BUILDING COVERAGE (%) | 5.83% | 0.54% |
| ** IMPERVIOUS COVERAGE | 23.46% | 25.23% |
| ** IMPERVIOUS COVERAGE | 28,035 | 30,175 |

AREA IN SQUARE FEET

| NO. | REVISIONS | DATE | BY |
|-----|-------------------|---------|-----|
| 1 | PER COUNTY REVIEW | 7/18/16 | JLB |
| 1 | PER COUNTY REVIEW | 9/13/16 | JLB |

TITLE PAGE

MINOOKA, ILLINOIS
106 FORD DRIVE
Storage Building & Site Improvements

DIRT ROAD
RANGE

JACK ENGINEERS & BUILDERS, INC.
450 WEST FIRST STREET
(815) 458-0684
jckengbldr@yahoo.com

DATE: 5-9-16
SCALE: AS SHOWN
DRAWN: JLB
CHECK: CK
JOB: 16-003
SHEET

C-1

| NO. | REVISIONS | DATE | BY |
|-----|-------------------|---------|-----|
| 1 | PER COUNTY REVIEW | 7/20/16 | JLB |
| 2 | PER COUNTY REVIEW | 9/13/16 | JLB |

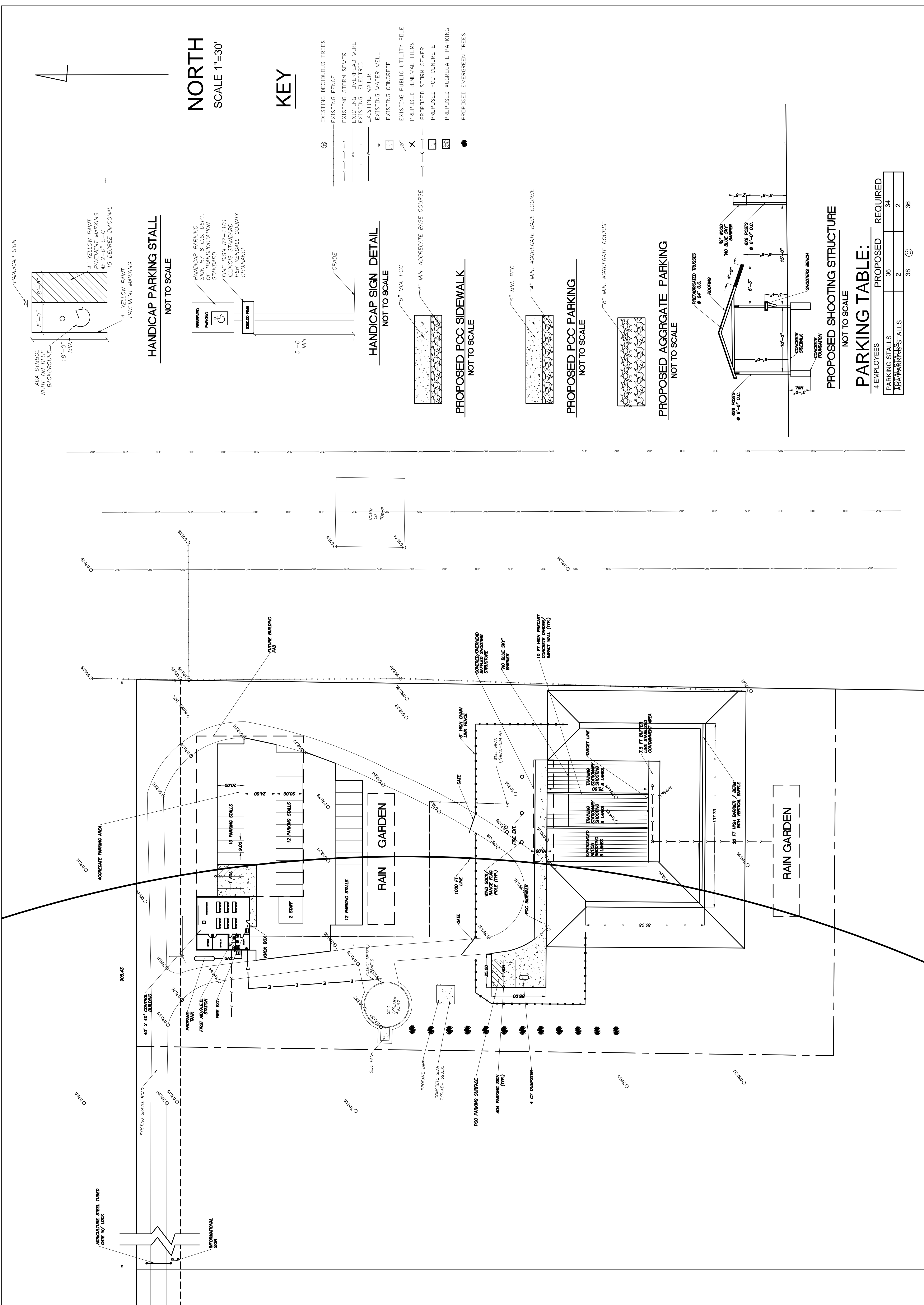
SITE PLAN

MINOOKA, ILLINOIS
CHURCH ROAD
Site Improvements

DIRT ROAD RANGE

JCK
ENGINEERS & BUILDERS, INC.
450 WEST FIRST STREET
BRAIDWOOD, IL 60408
(815) 458-0684
jckengbltrs@yahoo.com

| | |
|--------|----------|
| DATE: | 5-9-16 |
| SCALE: | AS SHOWN |
| DRAWN: | JLB |
| CHECK: | CK |
| JOB: | 16-003 |
| SHEET: | C-2 |



NORTH
SCALE 1"=30'

KEY

- EXISTING DECIDUOUS TREES
- EXISTING FENCE
- EXISTING STORM SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC
- EXISTING WATER
- EXISTING WATER WELL
- EXISTING CONCRETE
- EXISTING PUBLIC UTILITY POLE
- PROPOSED REMOVAL ITEMS
- PROPOSED STORM SEWER
- PROPOSED PCC CONCRETE
- PROPOSED AGGREGATE PARKING
- PROPOSED EVERGREEN TREES

HANDICAP PARKING STALL
NOT TO SCALE

HANDICAP SIGN DETAIL
NOT TO SCALE

PROPOSED PCC SIDEWALK
NOT TO SCALE

PROPOSED PCC PARKING
NOT TO SCALE

PROPOSED AGGREGATE PARKING
NOT TO SCALE

PROPOSED SHOOTING STRUCTURE
NOT TO SCALE

PARKING TABLE:

| | | |
|----------------------|----------|----------|
| 4 EMPLOYEES | PROPOSED | REQUIRED |
| PARKING STALLS | 36 | 34 |
| TOTAL PARKING STALLS | 2 | 2 |
| | 38 | 36 |

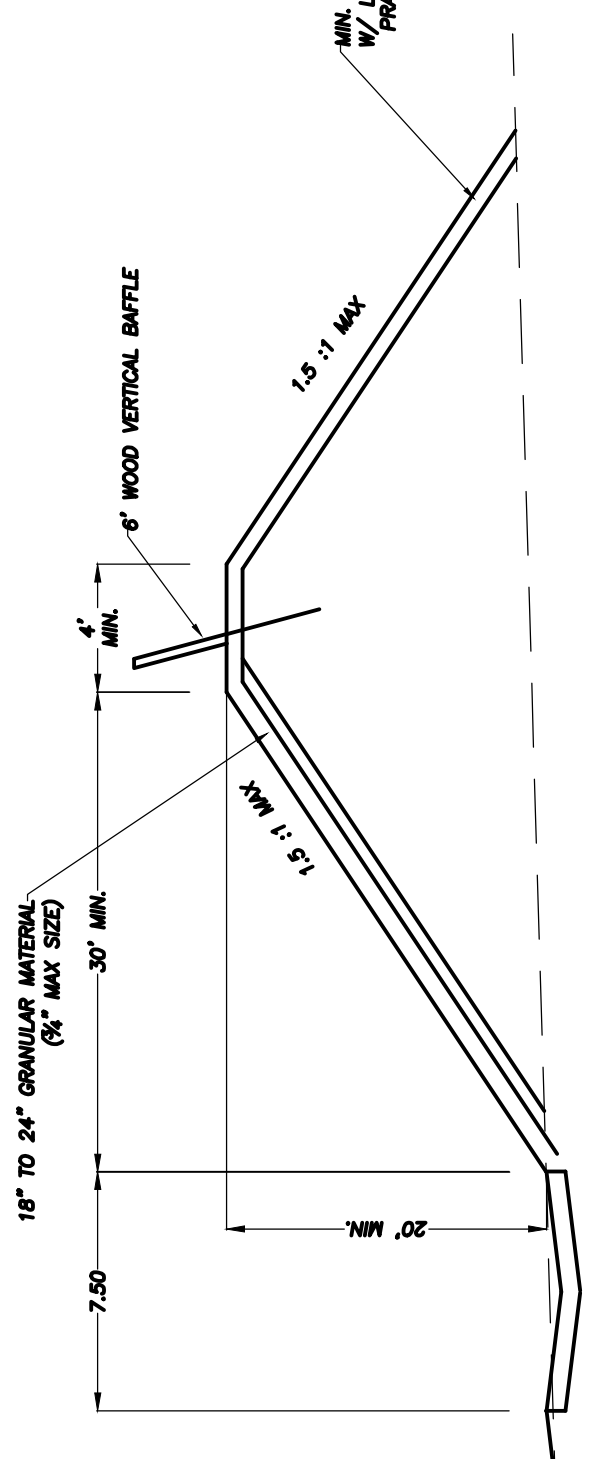
**DIRT ROAD
 RANGE**

**MINOOKA, ILLINOIS
 CHURCH ROAD
 Site Improvements**

**GRADING
 PLAN**

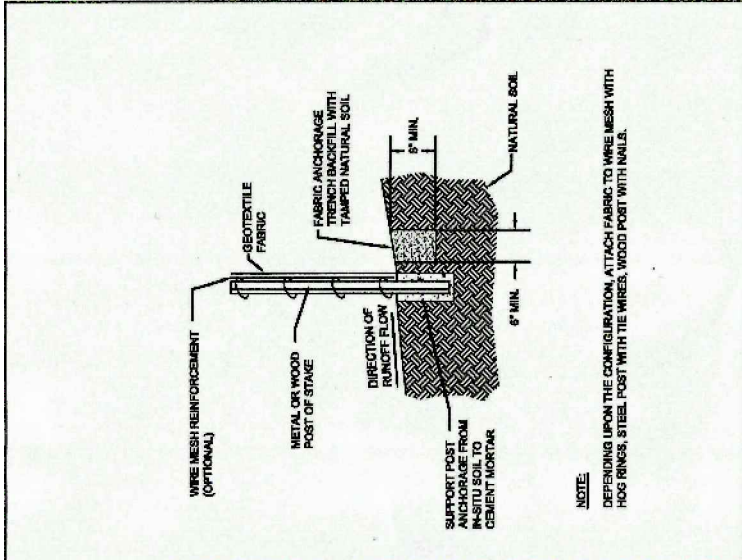
| NO. | DATE | BY | REVISIONS |
|-----|---------|-----|-------------------|
| 1 | 7/18/16 | JLB | PER COUNTY REVIEW |
| 2 | 9/13/16 | JLB | PER COUNTY REVIEW |

NORTH
 SCALE 1"=30'



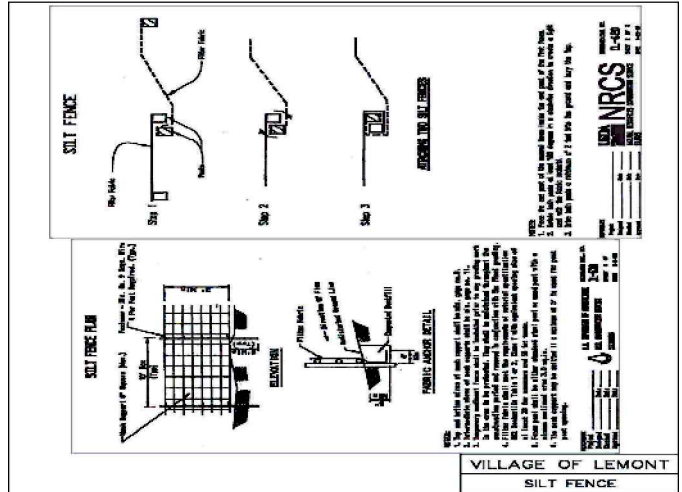
BACKSTOP BERM DETAIL

NO SCALE



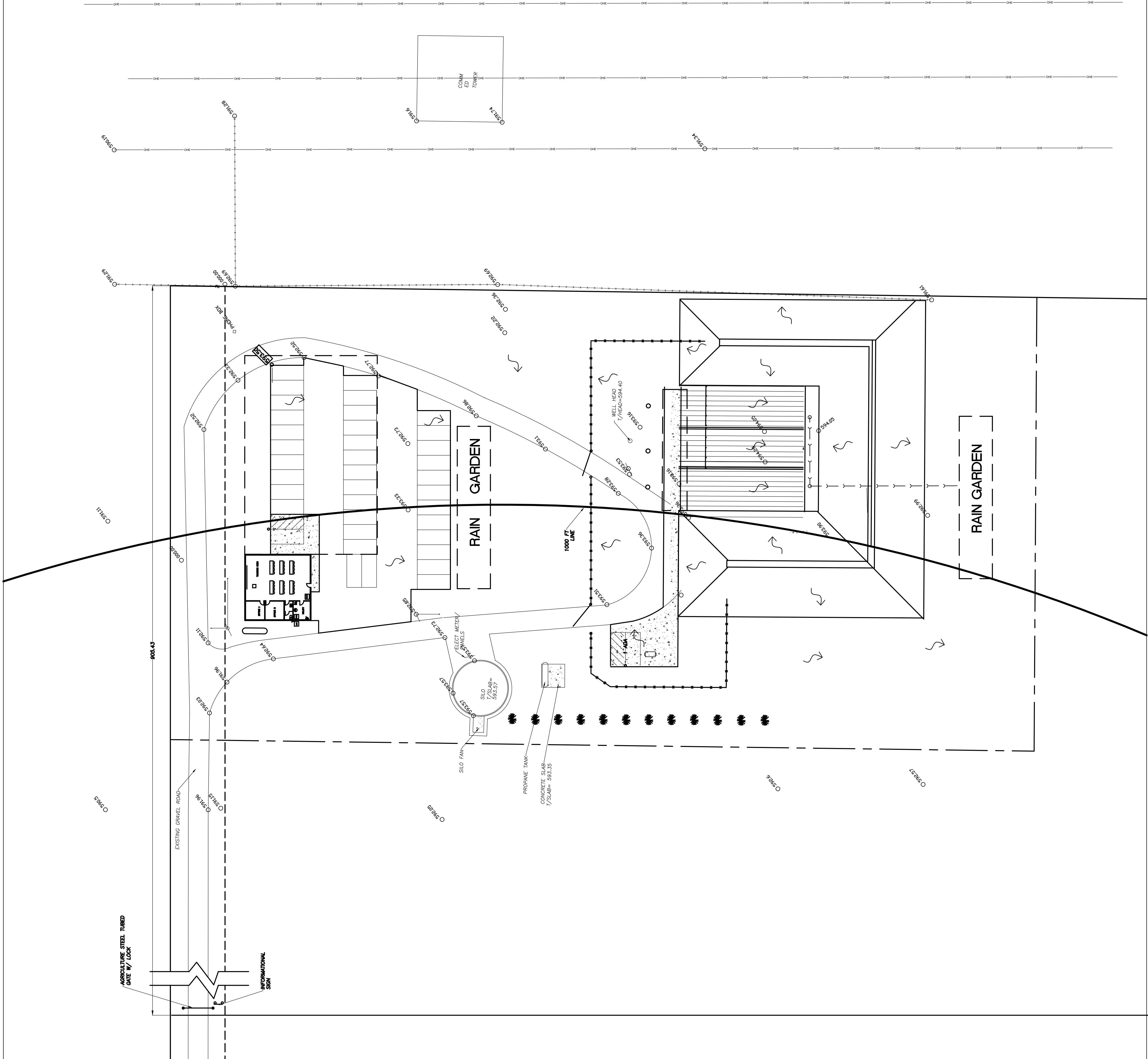
SILT FENCE DETAIL

NOT TO SCALE



KEY

- EXISTING FENCE
- EXISTING STORM SEWER
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC
- EXISTING WATER
- EXISTING WATER WELL
- EXISTING CONCRETE
- EXISTING PUBLIC UTILITY POLE
- EXISTING PUBLIC UTILITY POLE
- EXISTING CONTOUR
- 593
- PROPOSED REMOVAL ITEMS
- PROPOSED STORM SEWER
- PROPOSED SILT FENCE
- PROPOSED INLET FILTER
- PROPOSED FLOW ARROW
- PROPOSED PCC CONCRETE
- PROPOSED GRADE
- 593
- PROPOSED CONTOUR
- PROPOSED PCC CONCRETE



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*

**Minutes of July 27, 2016
Approved by the Regional Plan Commission August 24, 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.

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