

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

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

**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

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**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.