

KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING
111 West Fox Street • Room 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

Monday, September 19, 2016 – 6:30 p.m.

CALL TO ORDER

ROLL CALL: Lynn Cullick, Bob Davidson, Scott Gryder (Chair), Judy Gilmour (Vice-Chair) and Jeff Wehrli

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the August 8, 2016 meeting

EXPENDITURE REPORT- Recommend Approval of claims to the Finance Committee in an amount not to exceed \$25,000

PUBLIC COMMENT

PETITIONS

- 1. 16-17 Scott Lasky**
Request: Plat of Vacation
Location: Lots 3 and 4 of the Brighton Oaks Subdivision, Kendall Township
Purpose: Request for a plat of vacation to vacate a ten (10) foot public utility and drainage easement between two lots

- 2. 16-18 LRMP Amendment – 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

- 3. 16-20 Stor-Mor Inc.**
Request: Zoning Map Amendment
Location: 1317 Route 31, Oswego Township
Purpose: Rezoning 3.2 acres from B-1 (Local Shopping District) to B-2 (General Business District)

- 4. 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

- 5. 16-21 High Grove Subdivision**
Request: Zoning Map Amendment
Location: West side of Grove Road, 1 mile north of U.S. Route 52, Seward Township
Purpose: To rezone 9.9 acres from RPD-2 (Residential Planned Development -Two) to R-2 (Single-Family Residential)

6. 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

NEW BUSINESS

1. Senior Planner Search

OLD BUSINESS

UPDATE FOR HISTORIC PRESERVATION COMMISSION

REVIEW PERMIT REPORT

REVIEW REVENUE REPORT

CORRESPONDENCE

EXECUTIVE SESSION

ADJOURNMENT

**KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE**
*Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of August 8, 2016*

CALL TO ORDER

The meeting was called to order by Chairman Gryder at 6:30 p.m.

ROLL CALL

Committee Members Present: Chairman Scott Gryder, Bob Davidson, Jeff Wehrli, Judy Gilmour, and Lynn Cullick (Arrived at 6:35pm)

Committee Members Absent: None

Also present: John Sterrett, Senior Planner; Jeff Wilkins, County Administrator; Attorney Dan Kramer; Chris and Megan Jensen; Jeanne Freeman; Laura Hubbard.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Mr. Davidson made a motion, seconded by Mr. Wehrli, to approve the minutes from July 11, 2016. With a voice vote of all ayes, the motion carried.

EXPENDITURE REPORT

The Committee reviewed the claims listing. Ms. Gilmour made a motion, seconded by Mr. Davidson, to forward the claims to the Finance Committee in the amount of \$11,574.83. With a voice vote of all ayes, the motion carried.

PUBLIC COMMENT

None

PETITIONS

16-23 Laura Hubbard

Request: Conditional Use

Location: 7626 Ashley Road in Kendall Township

Mr. Sterrett summarized the request, which is a request for a conditional use permit in the A-1 Agricultural District to operate a one-day seasonal festival. A Conditional Use permit in the A-1 Agricultural District has been filed by Laura Hubbard for the property at 7626 Ashley Road in Kendall Township to hold a one-day festival on Saturday, October 15, 2016 from 10:00am to 4:00pm called "Holiday on the Farm Outdoor Craft Fair". Seasonal Festivals, such as the proposed event, are permitted as conditional uses in the A-1 Agricultural District and may be approved administratively by the PBZ Department. The Zoning Ordinance, however, does restrict the amount of seasonal festivals that may

occur on a property to one (1) event during a calendar year. In April of this year Ms. Hubbard applied for a received approval of an A-1 Conditional Use permit to operate a one-day festival on Saturday, June 25, 2016 called “Tuscany on the Farm.”

Additional seasonal festivals may occur on a property only with the authorization from the Planning, Building, and Zoning Committee. Ms. Hubbard has informed the PBZ Department that she anticipates only two events will occur on the property during a calendar year – the spring event and this proposed fall event. An outline of the proposed event has been provided and included with this memo. Coordination has begun with the Kendall County Health Department and the Sheriff’s Office.

Staff recommends approval of the Conditional Use permit for the season festival contingent on a completed and signed affidavit by the applicant stating that all requirements will be met. If the PBZ Committee concurs with staff’s recommendation it may take final action on the application.

Mr. Wehrli made a motion, seconded by Ms. Gilmour, to approved the A-1 Conditional Use Permit for a one-day seasonal festival. Mr. Gryder asked for a roll call on the motion made. Jeff Wehrli – Aye; Judy Gilmour – Aye; Bob Davidson – Aye; Scott Gryder – Aye; Lynn Cullick – abstain. Motion carries 4-0.

16-16 Chris and Megan Jensen

Request: Special Use

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 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 the application for the landscape business had also included an excavating business. Mr. Sterrett explained to the Committee 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 and activities permitted on the property are permitted to 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 16,000sf building. No landscape waste will be stored on-site.

A 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.

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.

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.

The Plan Commission had questions regarding the type of equipment that would be kept on site to ensure this would not become an excavating operation. As such, the Plan Commission recommended that the petition submit a list of equipment that will be used for the landscaping operation and that a condition be placed limiting only that type of equipment being stored on site.

The hearing officer concurred with this recommendation and gave a positive recommendation.

Staff recommends approval of the landscape operation with the following recommended 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) 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. Equipment permitted to be stored on site shall include only the following, or similar replacement:
 - a. 4 track loaders (Volvo MCT 125)
 - b. 3 mini excavators (Bobcat 435)
 - c. 3 wheel loaders (CAT 924)
 - d. 4 excavators (John Deere 135, John Deere 245, CAT 345)
 - e. 1 dozer (CAT D4)
8. 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.

The PBZ Committee discussed the condition that only allows a certain number and type of equipment and also included a provision that service vehicles be permitted in addition to these pieces of equipment.

Ms. Gilmour made a motion, seconded by Mr. Davidson, to forward the special use request onto the County Board with a favorable recommendation with staff's conditions as well as a provision allowing service trucks and vehicles to be located on site.

Mr. Gryder asked for a roll call on the motion made. Jeff Wehrli – Aye; Lynn Cullick – Aye; Bob Davidson – Aye; Scott Gryder – Aye; Judy Gilmour – Yes. With a vote of 5-0, the motion carries.

NEW BUSINESS

Recommend Authorization of Expenditure from the Tanglewood Trails Escrow Account in the amount of \$4,424 for services provide by 4 Seasons Landscaping

Mr. Sterrett explained an invoice was sent to the County from 4 Seasons Landscaping for seeding that had occurred in the Tanglewood Trails subdivision as part of the improvements. A proposal was not previously approved by the County Board and therefore staff is recommending that the County Board take action on the invoice.

Ms. Gilmour made a motion, seconded by Ms. Cullick, to forward the invoice onto the County Board for action.

Intergovernmental Agreement with the Village of Millbrook

Mr. Gryder explained that the one year renewal date is approaching for the IGA with the Village of Millbrook for planning, building, and zoning services provided by the County. The Committee discussed requiring a payment from the Villages of Millbrook and Plattville to continue this service from the County. It was recommended that any required payment should be due after the start of the next fiscal year for each Village. Mr. Sterrett stated he will be contacting the presidents of the Millbrook and Plattville to discuss this.

Review of Special Use Categories in the A-1 Agricultural District

Mr. Gryder wanted for the Committee to begin to look at the permitted special uses in the A-1 Agricultural District and the conditions that must be adhered to for each. There have been concerns and complaints made to the Sheriff's Office regarding noise levels from approved banquet hall facilities. Uses in the A-1 Agricultural district are not subject to the Kendall County Noise Ordinance but banquet hall facilities are subject to specific noise regulations.

The PBZ Department will be working with Sheriff's Office to determine if any violations of the noise regulations for banquet hall facilities exist.

The Committee suggested sending a letter to the owners of the approved banquet hall facilities to remind them of the noise regulations and explain that a violation of these regulations could be cause for revoking the special use. This topic will be discussed further at the Committee of the Whole meeting.

OLD BUSINESS

None

UPDATE ON HISTORIC PRESERVATION

Mr. Sterrett stated there was an additional resignation

UPDATE ON CMAP LAND USE COMMITTEE MEETING

CMAP is revising its regional trails map

PROJECT STATUS REPORT - The Committee reviewed the project status report.

PERMIT REPORT-The Committee reviewed the permit report.

REVENUE REPORT-The committee reviewed the revenue report.

CORRESPONDENCE – None

EXECUTIVE SESSION - None

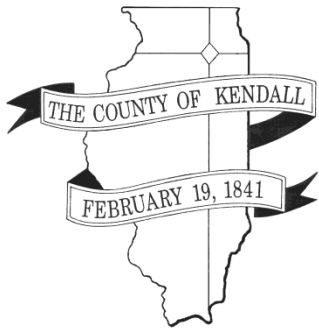
PUBLIC COMMENT

None

ADJOURNMENT

Ms. Cullick made a motion, seconded by Ms. Gilmour, to adjourn the meeting. With a voice vote of all ayes, the motion carried. Chairman Gryder adjourned the meeting at 7:47 p.m.

Respectfully Submitted,
John H. Sterrett
Senior Planner



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Planning, Building and Zoning Committee

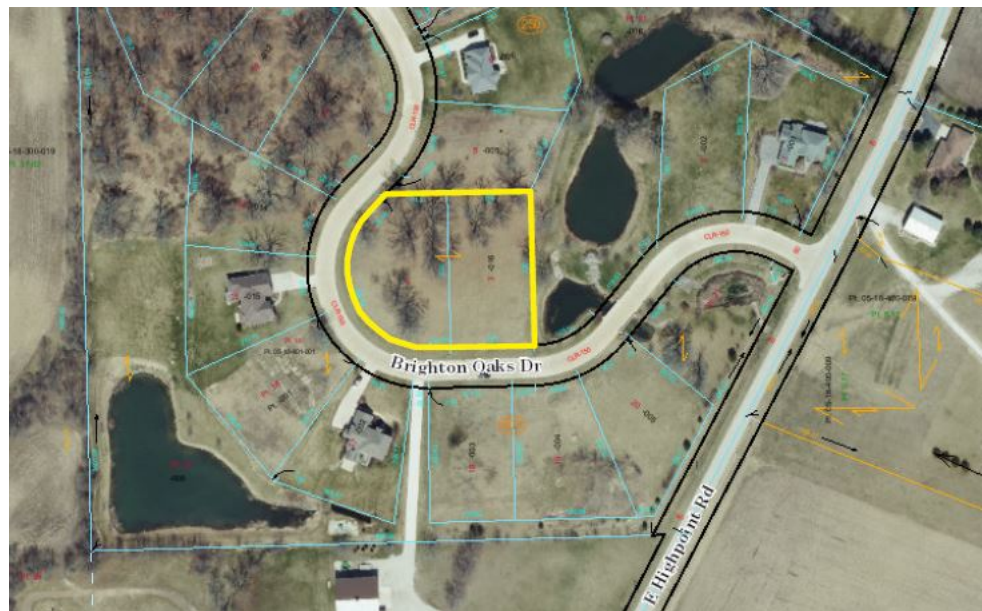
Date: September 7, 2016

Re: Plat of Vacation to vacate the drainage and utility easement (Petition 16-17)

The petitioner, Scott Lasky, is interested in consolidating lots 3 and 4 of the Brighton Oaks Subdivision. A plat of vacation has been prepared to vacate the east public utility and drainage easement on lot 4 and vacate the west public utility and drainage easement on lot 3. The 10' public utility and drainage easement on the east side of lot 3 will remain as will the 5' public utility and drainage easement on the north side of lots 3 and 4. After the granting of the plat of vacation the ultimate goal is to combine the two lots to make one large lot and build a house in the middle of the lots. There are currently no utilities in the easement to be vacated.

The Plat of Vacation must be reviewed and approved by the County Board prior to the vacating of these two easements. A topographic survey and proposed grading plan have been submitted to indicate the vacation will not have an impact on drainage. The plans were reviewed by the County's Stormwater Consultant Greg Chismark, who noted that the proposed grading plan is acceptable and he was comfortable with the request for vacation. The proposal was also reviewed, and recommended for approval, by ZPAC at their September 6th, 2016 meeting.

Staff recommends approval of the proposed plat of vacation to allow the consolidation of lots 3 and 4 of the Brighton Oaks Subdivision.



Attachments:

1. Plat of Vacation
2. Topographic Survey
3. Grading Plan

PLAT OF VACATION OF EASEMENT
 PART OF LOTS 3 AND 4 BRIGHTON OAKS ESTATES
 KENDALL TOWNSHIP KENDALL COUNTY ILLINOIS



SCALE
 1"=40'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence

LEGAL DESCRIPTION OF EASEMENT TO BE VACATED:

The Westerly 5.0 feet of Lot 3 (except the Northerly 5.0 feet thereof) and the Easterly 5.0 feet of Lot 4 (except the Northerly 5.0 feet thereof) all in Brighton Oaks Estates, according to the Plat thereof recorded October 2, 2003 as Document 200300035615.

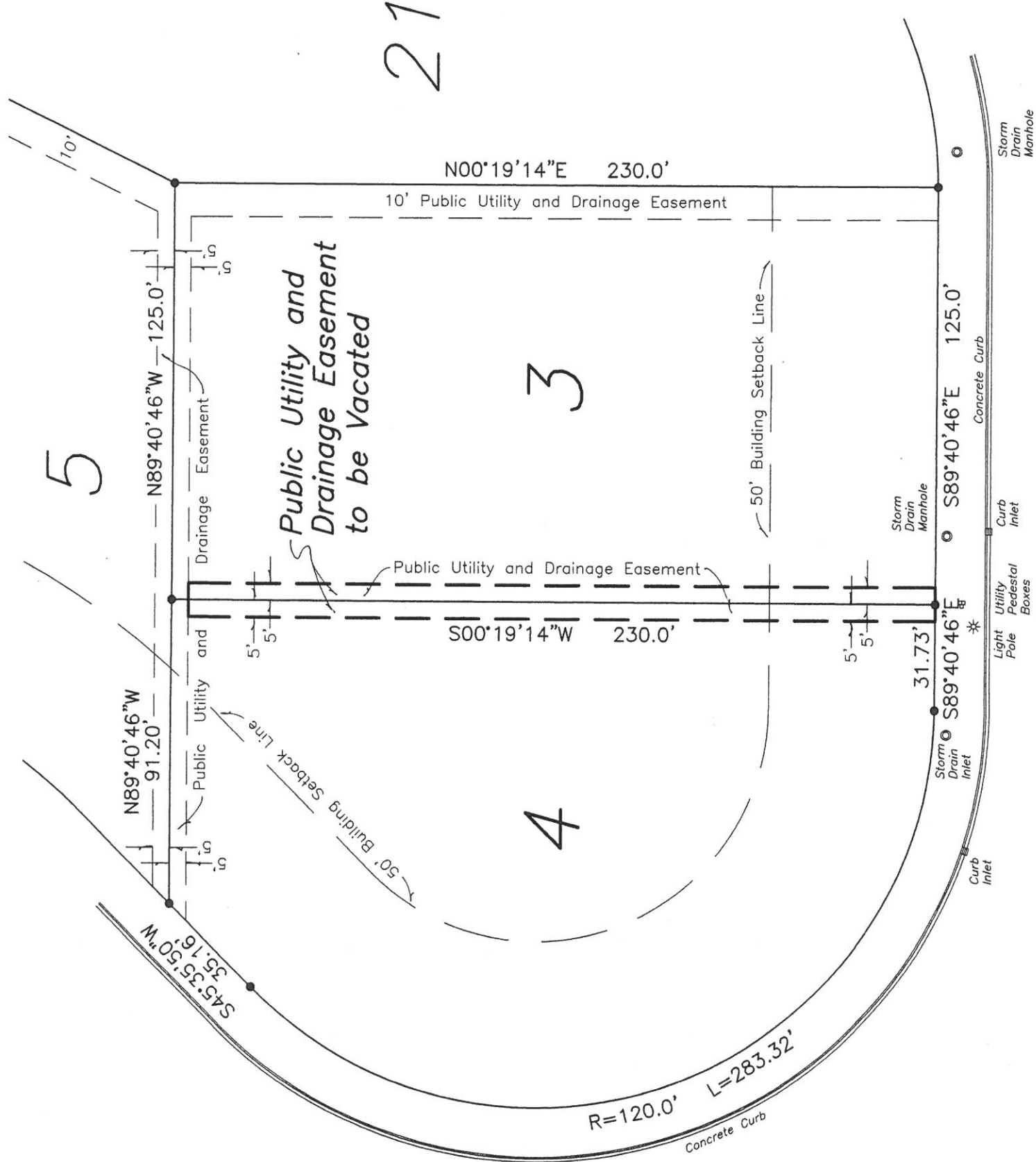
State of Illinois)
 County of Kendall) SS

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements on the above described tract as shown by the plat hereon drawn which is a representation of said survey. Field work was completed November 24, 2014. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated June 16, 2016 at Yorkville, Illinois

Phillip D. Young

Phillip D. Young
 Illinois Professional Land Surveyor No. 2678
 (Expires 11/30/16)



21

3

4

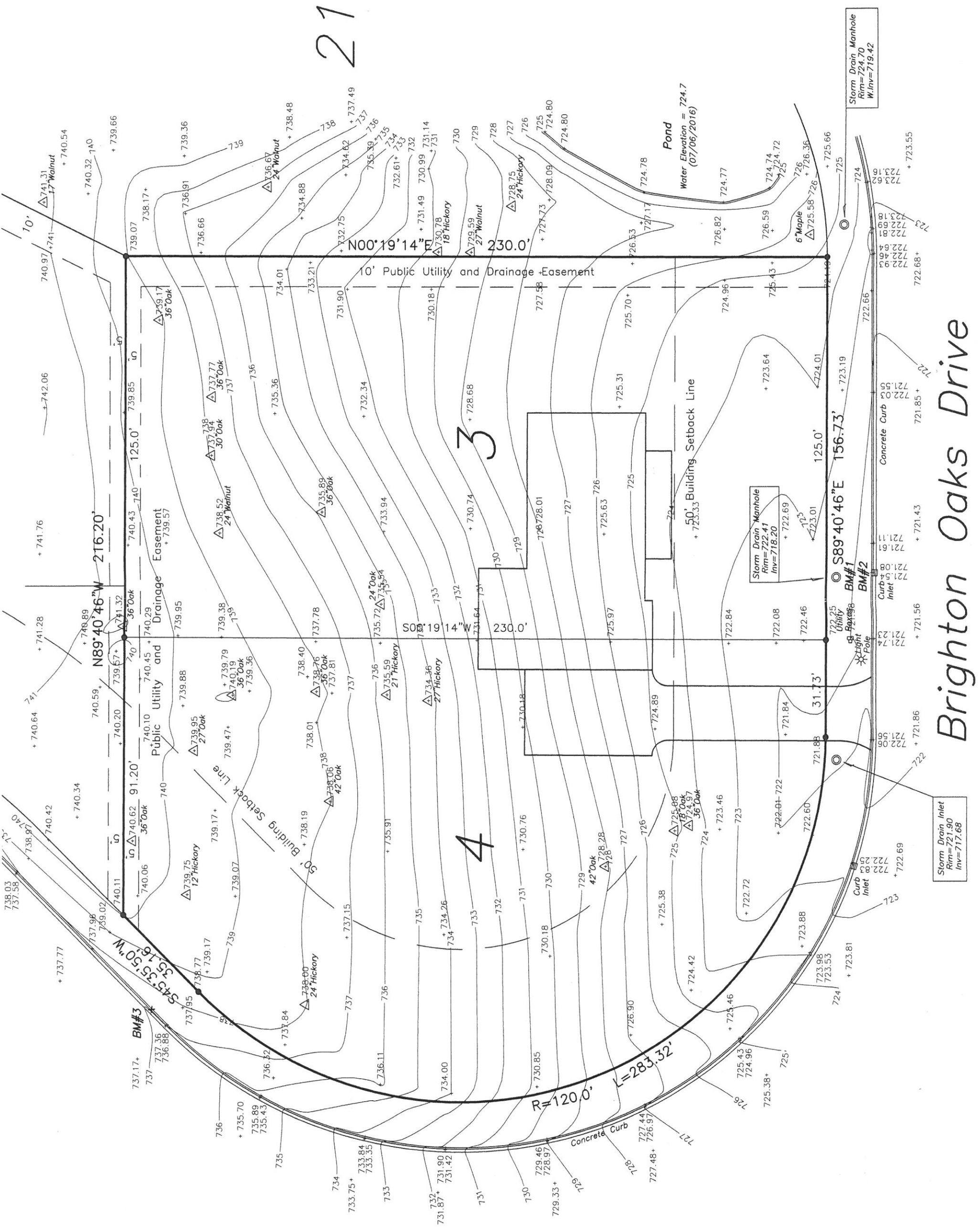
5

Brighton Oaks Drive

21

3

4



Brighton Oaks Drive

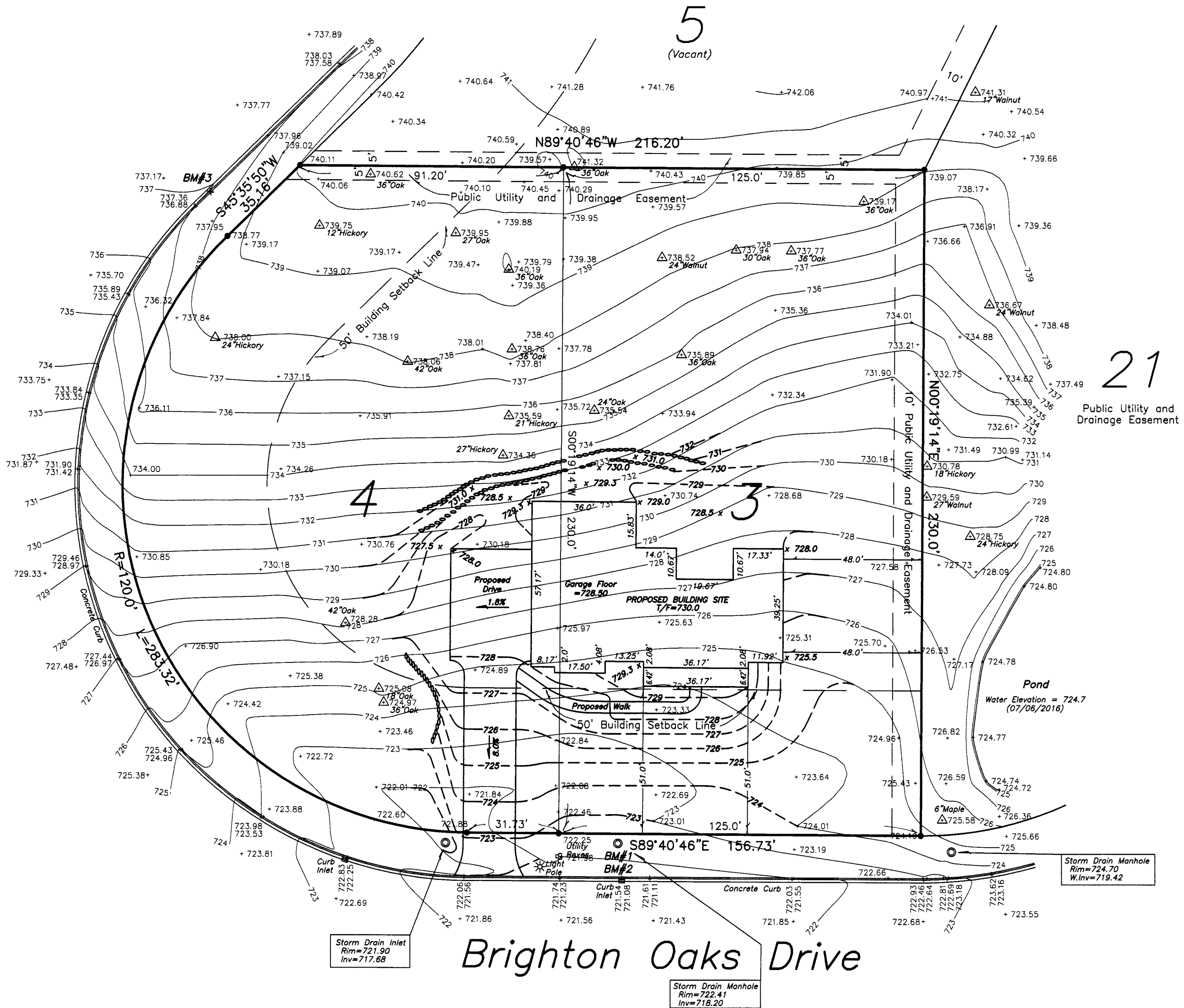
Storm Drain Inlet
Rim=721.90
Inv=717.68

Storm Drain Manhole
Rim=724.70
W.Inv=719.42

Storm Drain Manhole
Rim=722.41
Inv=718.20

Pond
Water Elevation = 724.7
(07/06/2016)

PLAT OF SURVEY AND GRADING PLAN
 LOTS 3 AND 4 BRIGHTON OAKS ESTATES
 KENDALL TOWNSHIP KENDALL COUNTY ILLINOIS



SCALE
1"=30'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- — — Indicates Line of Fence
- △ 24"Oak Indicates Tree Location/Size/Type
- +722.72 Indicates Existing Spot Elevation
- — — Indicates Existing Contour Elevation
- x 725.5 Indicates Proposed Spot Elevation
- - - - - Indicates Proposed Contour Elevation
- ~~~~~ Indicates Proposed Landscape Wall (Height not to exceed 2')

BENCHMARKS (Brighton Oaks Estates Grading Plan Datum)

- BM#1 - South Rim of Storm Drain Manhole at Southwest Corner of Lot 3. Elevation = 722.41
- BM#2 - Top of Back of Curb Inlet at Southwest Corner of Lot 3. Elevation = 721.54
- BM#3 - Cross in Top of Curb approximately 14 feet South of North Line of Lot 4. Elevation = 737.52

PIN 05-18-250-016

LEGAL DESCRIPTION:

Lots 3 and 4 of Brighton Oaks Estates, in Kendall Township, Kendall County, Illinois, according to the Plat thereof recorded October 2, 2003 as Document 200300035615.

State of Illinois)
) SS
 County of Kendall)

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements on the above described tract as shown by the plat hereon drawn which is a representation of said survey. Field work was completed July 6, 2016. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated July 29, 2016 at Yorkville, Illinois

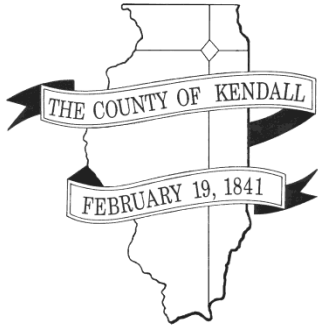
Phillip D. Young
 Phillip D. Young
 Illinois Professional Land Surveyor No. 2678
 (Expires 11/30/16)



JOB NO.	16123
JOB NAME	LASKY
DWG FILE	16123B

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 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: PBZ
From: Mike Hoffman, AICP, PLA
Date: Sept. 13, 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.

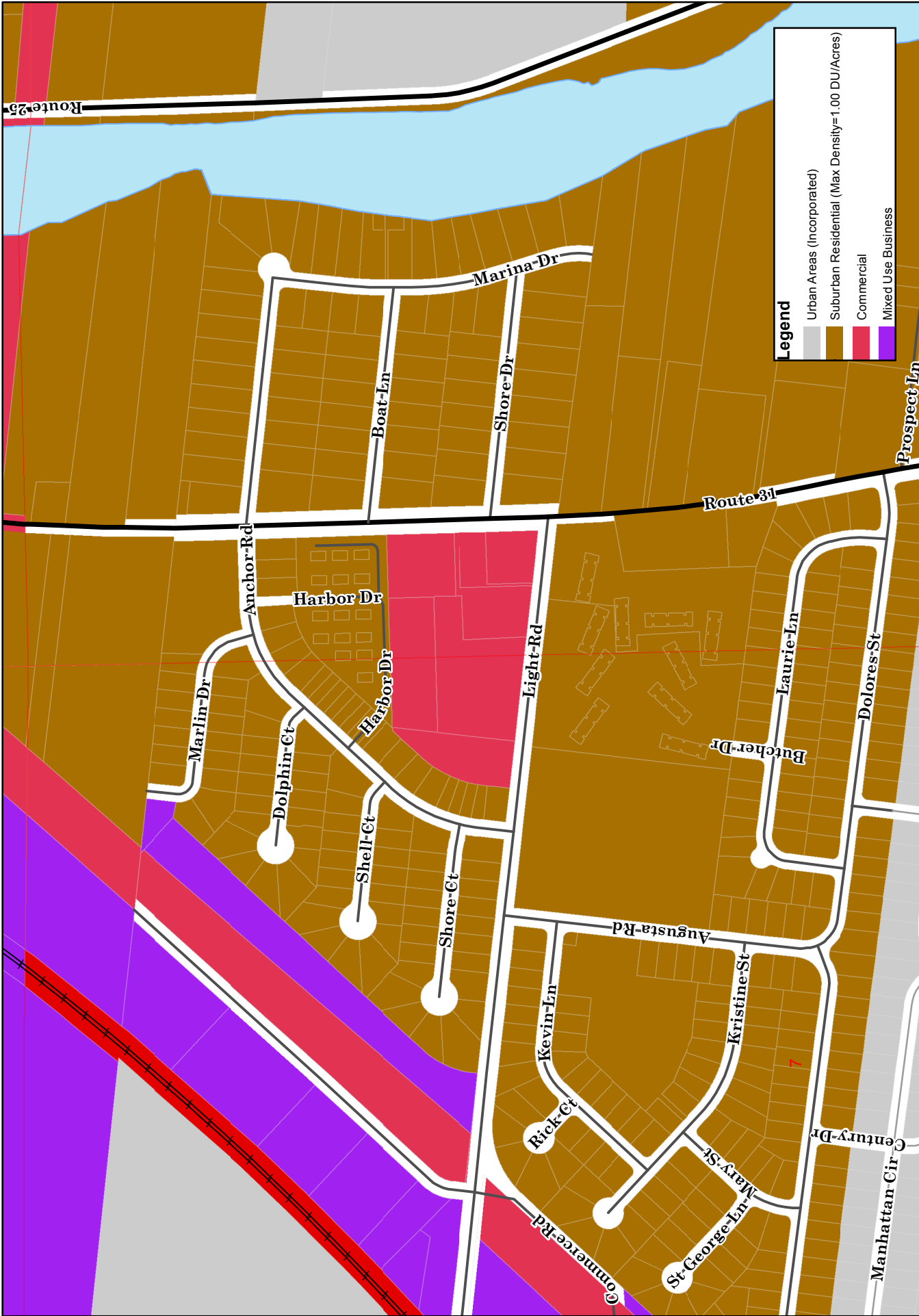
When reviewing proposed zoning map amendments, the County's Land Use Plan is taken into consideration to determine the proper zoning and uses for a specific area. The County's Land Use Plan currently identifies the subject area at the northwest corner of State Route 31 and Light Road as suburban residential (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.

A public hearing was held at the August 24, 2016 RPC Meeting, and the amendment was recommended for approval.

MEH

Attachments



Legend

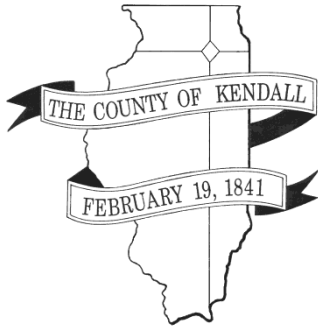
- Urban Areas (Incorporated)
- Suburban Residential (Max Density=1.00 DU/Acre)
- Commercial
- Mixed Use Business

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**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

0 265 530 1,060 Feet

Kendall County GIS
 111 West Fox Street, Room 208
 Yorkville, Illinois 60560
 618.242.2000



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

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Petition 16-20

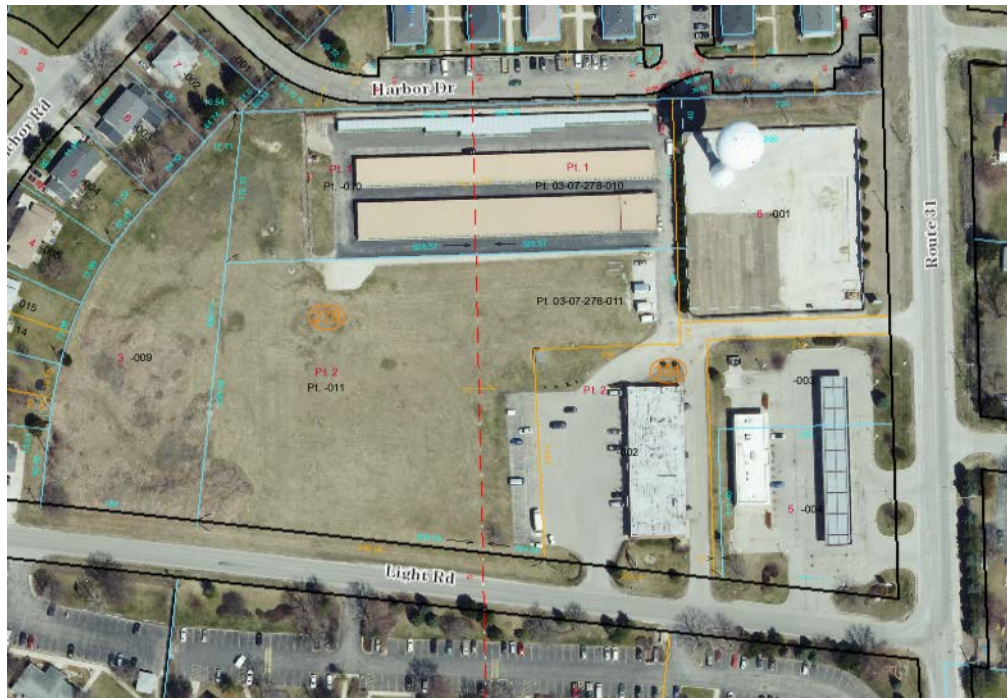
**Stor-Mor, Inc. Zoning Map Amendment
B-1(Local Shopping) to B-2 (General Business)
Special Use – Outdoor Storage**

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 3.1 acres

EXISTING 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
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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	Multi-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.

KCRPC (8.24.16)

The KCRPC made a favorable recommendation on the map amendment and the special use proposal with the understanding a revised landscape plan will be submitted.

ZBA (8.29.16)

The ZBA made a favorable recommendation on the rezoning from B-1 to B-2.

SHO (8.29.16)

The SHO made a favorable recommendation for the special use, with the conditions recommended by staff and the inclusion of the landscape plan.

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 AMEDEMMENT

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 approved an amendment to the Plan to indicate commercial in this vicinity.**

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 an 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 a mixture of evergreen and deciduous trees to provide a buffer 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

PBZ Memo – Prepared by John Sterrett/Mike Hoffman – Sept. 15, 2016 Page 3 of 6

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 amendment to commercial for the subject parcel and immediately surrounding properties is granted by the County Board 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 consistent with the attached landscape plan
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. Findings of Fact – Rezoning
2. Findings of Fact – Special Use
3. Description of proposed zoning – prepared by the petitioners
4. Description of proposed use – prepared by the petitioners
5. Village of Montgomery Email – 7.29.16
6. Oswego Township Letter – 8.10.16
7. ZPAC Minutes 8.2.16
8. KCRPC Minutes
9. ZBA Minutes
10. SHO Minutes
11. Plat of Survey
12. Site Plan
13. Landscape Plan

ZBA FINDINGS of FACT for Rezoning

§ 13.07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant a **map amendment**. Staff have answered as follows:

Existing uses of property within the general area of the property in question. **The existing uses of property within the area of this property are commercial and service oriented.**

The Zoning classification of property within the general area of the property in question. **The zoning classifications within the general area consist of B-1 (Local Shopping), B-2 (General Business) and B-3 (Highway Commercial).**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property will be developed in a manner that will require stormwater management facilities and will have ample space to provide for this requirement as well as being able to provide landscape buffering.**

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. **The trend of development in that area is commercial with existing commercial zoning districts.**

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The rezoning to B-2 will be consistent with the proposed change to the County's Land Use Plan in the area as commercial.**

SPECIAL USE FINDINGS of FACT

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

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. True. The petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including fencing and appropriate landscape screening.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. True. Adequate landscaping screening will be provided to effectively screen the proposed use from adjacent residential properties. The only lighting being added to the property is security lighting on the structures and will comply with the provisions of Section 11.02.F.12 of the Zoning Ordinance to ensure adjacent properties are not impacted by any glare.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. No new access roads or points of ingress and egress are proposed. The petitioner has submitted stormwater detention plans for review for approval of a stormwater management permit. The Oswego Fire Protection District has begun to review the site plan.

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

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use is consistent with the proposed change to the LRMP to include commercial in the area.



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

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unofficial Meeting Minutes of August 24, 2016

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

ROLL CALL

Members Present: Bill Ashton, Claire Wilson (arrived at 7:02pm), Tom Casey, Budd Wormley, Larry Nelson, Roger Bledsoe, and Angela Zubko

Staff present: John Sterrett, Senior Planner

Members Absent: John Shaw and Vern Poppen

In the Audience: Robert Schneider; Attorney Dan Kramer; Suzanne Casey

APPROVAL OF AGENDA

Ms. Zubko made a motion, seconded by Mr. Nelson, to approve the agenda with continuing petition 16-14 Robert Delaney to the September Plan Commission meeting at the request of the petitioner. With a voice vote of all ayes, the motion carried.

APPROVAL OF MINUTES

Ms. Zubko made a motion, seconded by Ms. Wilson, to approve the July 27, 2016 with amending the time of adjournment to 9:59pm. 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.

Mr. Nelson made a motion, seconded by Ms. Zubko, to open the public hearing.

No Comments from the public.

M. Nelson made a motion, seconded by Ms. Zubko, to close the public hearing.

Mr. Nelson made a motion, seconded by Ms. Wilson, to approve the LRMP Amendment. 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. Nelson made a motion, seconded by Ms. Zubko, to recommend approval of the zoning map amendment. Mr. Sterrett called the roll. With all present members voting aye, 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

Ms. Zubko made a motion, seconded by Mr. Bledsoe, to recommend approval of the special use request with staff's recommendations subject to submittal of a revised landscape plan. Mr. Sterrett called the roll. With all present members voting aye, the motion carried.

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

Mr. Casey informed Chairman Ashton that he will recuse himself from discussion on this petition. 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 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.

Mr. Nelson made a motion, seconded by Ms. Zubko, to recommend approval of the zoning map amendment. Mr. Sterrett called the roll. With all present members voting aye, the motion carried.

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

Mr. Casey informed Chairman Ashton that he will recuse himself from discussion on this petition. Mr. Sterrett explained that the petitioner's have contemporaneously submitted a Preliminary and Final Plat for a four (4) lot subdivision. Each of the four lots has a lot size of 94,207 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 fifteen (15) feet of ROW will be dedicated on the west side of Grove Road for future widening as well as a no access strip easement along lots 1 and 2 and the 2.1 acres north of the proposed development.

The four (4) lots are proposed to be served by a private road within proposed lot 5 having a width of 40'. 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. Attorney Dan Kramer, representing the petitioner's stated that the Joliet Park District will construct and maintain the drive.

The Preliminary and Final Plat 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 are currently being reviewed by the Health Department.

Ms. Zubko made a motion, seconded by Ms. Wilson, to recommend approval of the preliminary and final plat of subdivision. With a voice vote of all ayes, the motion carried.

OLD BUSINESS

16-14 Robert Delaney – Outdoor Gun Range

No discussion. Continued to September.

NEW BUSINESS

None

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 was approved by the County Board on August 16, 2016.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

ADJOURNMENT

Mr. Nelson made a motion, seconded by Ms. Zubko, to adjourn. With a voice vote of all ayes, the motion carried. The Regional Plan Commission meeting adjourned at 7:45 pm.

Respectfully submitted by,
John H. Sterrett, Senior Planner

MINUTES (UNOFFICIAL)
KENDALL COUNTY
ZONING BOARD OF APPEALS MEETING
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
August 29, 2016 – 7:00 p.m.

CALL TO ORDER

At 7:00 p.m., Chair Randy Mohr called the Zoning Board of Appeals meeting to order.

ROLL CALL

Members present: Randy Mohr, Karen Clementi, Tom LeCuyer, Donna McKay, Scott Cherry, Dick Whitfield, and Dick Thompson

Members absent: None

Staff present: Mike Hoffman, Teska Associate, Inc

Public: Dan Kramer, Tom Casey, and Suzanne Casey - High Grove Subdivision Petitioner, Mike Mattingley (Attorney for the Feece's), and Troy Feece - Legal objectors to High Grove Subdivision, and Robert Schneider - Store-Mor, Inc.

MINUTES

Mr. Whitfield, second by Mr. Thompson, moved to approve the May 2, 2016 meeting minutes. With a voice vote of all ayes, the motion was approved.

PETITIONS

16-20 Stor-Mor, Inc. (Bob Schneider)

Request: Zoning Map Amendment

Location: 1317 State Rte 31, Oswego Township

Purpose: To rezone 3.2 acres from B-1 (Local Shopping District) to B-2 (General Business District)

Chairman Mohr opened the public hearing.

Mike Hoffman reviewed the staff report. Bob Schneider reviewed his plan, including proposed landscaping to buffer the outside storage area. Mr. Hoffman requested, and Mr. Schneider agreed, to provide a copy of the proposed landscape plan to be attached to the special use ordinance.

After discussion by the Commission, Chairman Mohr closed the public hearing.

Ms. McKay made a motion to recommend approval of rezoning from B-1 to B-2, including the findings of fact as presented by staff. Ms. Clementi seconded.

The motion was approved: voted 7-0.

16-21 High Grove Subdivision

Request: Zoning Map Amendment

Location: West side of Grove Road, 1 mile north of U.S. Route 52, Seward Township

Purpose: To rezone 9.9 acres from RPD-2 (Residential Planned Development -Two) to R-2 (Single-Family Residential)

Chairman Mohr opened the public hearing. Mike Hoffman summarized the staff report. He also noted a legal objection filed by the property owner to the south, Troy and Susan Feece that was filed 8/29/2016. As the Feece's own move than 20% of the property boundary, a $\frac{3}{4}$ vote of the County Board will be required to adopt the zoning change.

Mr. Kramer presented the case for the petitioner.

Mike Mattingly, representing Troy and Susan Feece, noted their legal objection and raised several concerns. First, they were concerned about the RPD2 zoning on the remainder of the original High Grove project – land now mostly owned by the Joliet Park District. Their concern was the property could still be sold for development. Second, they were concerned about what will happen on the remaining 1.87 acres on the north side of the proposed plat. Third, they were concerned about density and home orientation. They were told at one time that the property would revert back to agricultural use if the RPD subdivision was not developed – which in their opinion would mean no more than two additional homes. They are also concerned about the orientation of the new homes, as two homes will likely back onto their property. Existing homes face Grove Road. Attorney Kramer noted that the Park District was unlikely to sell the property, and offered an exhibit showing their plan for the 97-acre park. He noted that the park acquisition was partially funded through the State of Illinois's Open Space Land Acquisition and Development (OSLAD) program.

Mike Hoffman noted that a stipulation with such funding is the land be reserved permanently for open space use. Mr. Kramer noted that the 1.87 acres to the north was being retained by the Casey family, and would be used with their existing property to the north (no access would be allowed from Grove Road).

Regarding density, Mr. Kramer testified that the PBZ office had previously calculated that they would be able to get 4 allocation lots if this were developed with Agricultural zoning, but in consultation with the PBZ office all agreed that rezoning to R2 was the best course of action.

Commissioner Clementi asked how long the Feece's had owned the property to the south, and Troy Feece noted they bought the property about 3 years ago.

Chairman Mohr reviewed each of the 5 staff's findings. The findings of fact are as follows:

*Existing uses of property within the general area of the property in question. **The existing uses of property within the area of this property are agricultural and residential.***

*The Zoning classification of property within the general area of the property in question. **The zoning classifications within the general area consist of A-1 Agricultural with 97 acres to the north and west zoned as RPD-2.***

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property will be developed per the restrictions of the county's subdivision control ordinance and a preliminary and final plat of subdivision have been recommended for approval by the County's regional plan commission.**

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. **The trend of development in the area has residential zoning that would allow for a more dense development. The requested zoning, however, will have less density and allow for more open space.***

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The rezoning to R-2 is consistent with the County's Land Use Plan in the area as rural residential with a maximum density of 0.65 dwelling units per acre.***

Each item was approved unanimously.

Ms. McKay made a motion to recommend approval of rezoning from RPD-2 to R-2. Mr. Whitfield seconded.

The motion was approved: voted 7-0.

REVIEW PETITIONS THAT WENT TO COUNTY BOARD

None

NEW BUSINESS/OLD BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Chairman Mohr requested a motion to adjourn the Zoning Board of Appeals meeting. Mr. Whitfield made a motion to adjourn. Mr. Cherry seconded the motion. With a voice vote of all ayes, the motion carried. Chairman Mohr adjourned the Zoning Board of Appeals meeting at 7:59 p.m.

Minutes prepared by Michael Goers, edited by Mike Hoffman

MINUTES
KENDALL COUNTY
SPECIAL USE HEARING OFFICER
111 WEST FOX STREET, Room 209 and 210
YORKVILLE, IL 60560
August 29, 2016 – 7:00 p.m.
Unofficial until Approved

CALL TO ORDER- SPECIAL USE HEARING

At 8:03p.m., Special Use Hearing Officer Walter Werderich called the Special Use Hearing to order.

ROLL CALL

Member present: Walter Werderich, Special Use Hearing Officer

Staff Present: Mike Hoffman, Teska Associates, Inc

In the audience: Robert Schneider

MINUTES

Mr. Werderich approved the August 1, 2016 Special Use Hearing Officer Meeting minutes as written.

Mr. Werderich introduced himself and explained how the meeting will be conducted and swore in all members of the audience that wished to speak about the special use.

PETITIONS

16-20 Stor-Mor, Inc. (Bob Schneider)

Request: Special Use for a storage facility in the B-2 Zoning District

Location: 1317 State Rte 31, Oswego Township

Purpose: Request for approval of a special use to operate an enclosed self-service storage facility and an outdoor storage facility

Mike Hoffman summarized the case, and listed off the recommendation conditions proposed by staff:

- 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. Werderich opened the public hearing for audience comment. He noted that he was in attendance at the preceding ZBA Hearing, and heard the applicant's presentation.

There were no comments.

Mr. Werderich closed the public hearing.

Mr. Werderich reviewed the following Findings of Fact for the special use:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. True. The petitioner has submitted a site plan indicating that measures will be taken to ensure that the use will not have a negative impact on public health, safety, morals, comfort, or general welfare including fencing and appropriate landscape screening.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. True. Adequate landscaping screening will be provided to effectively screen the proposed use from adjacent residential properties. The only lighting being added to the property is security lighting on the structures and will comply with the provisions of Section 11.02.F.12 of the Zoning Ordinance to ensure adjacent properties are not impacted by any glare.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. No new access roads or points of ingress and egress are proposed. The petitioner has submitted stormwater detention plans for review for approval of a stormwater management permit. The Oswego Fire Protection District has begun to review the site plan.

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

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This special use is consistent with the proposed change to the LRMP to include commercial in the area.

Mr. Werderich said the proposed special use meets the required findings of fact he rules accordingly. His recommendation is to approve the special use with the noted conditions, including the more detailed landscape plan presented at the ZBA hearing, and that the petition move forward to the PBZ committee .

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-16 – Jensen – A-1 Special Use – Landscaping Business – 7225 Caton Farm Road, Kendall Township – Approved by the County Board on August 16, 2016

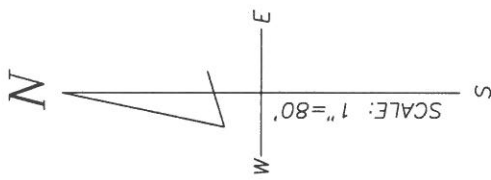
NEW BUSINESS/OLD BUSINESS

None

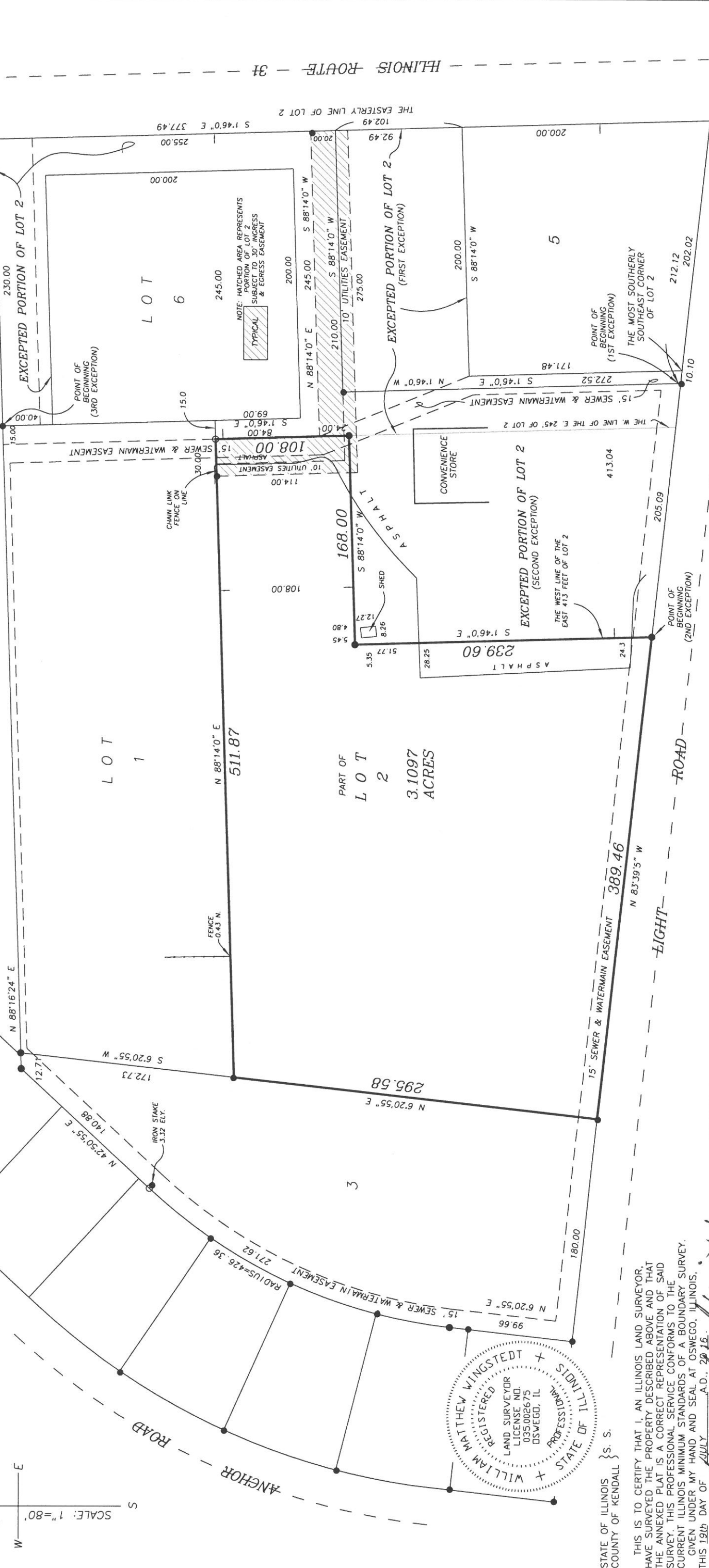
ADJOURNMENT- Mr. Werderich adjourned the Special Use Hearing Officer meeting at 8:12 p.m.

Prepared by Michael Goers, edited by Mike Hoffman

PLAT OF SURVEY OF



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, 200.00 feet; thence South 01 degree, 46 minutes, 00 seconds East, 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 168 feet; thence North 01 degree, 46 minutes, 00 seconds West 24 feet; thence North 88 degrees, 14 minutes, 00 seconds East 272.52 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 North 83 degrees, 39 minutes, 05 seconds East, 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, 511.87 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 said Lot 1; thence North 88 degrees, 14 minutes, 00 seconds West, along 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.



ORDERED BY: **ROBERT SCHNEIDER**

FILE NO. **16575**

ORDER NO. **16 G. 72**

FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 19th OF **JULY**, A.D., 20**16**.

LOT 2 LIGHT ROAD.DWG

● = found iron stake

○ = set iron stake

WILLIAM M. WINGSTEDT

ILLINOIS PROFESSIONAL LAND SURVEYOR

329 WHITE PINES CT., OSWEGO, ILLINOIS 60543

PHONE: (630) 554-8209 FAX (630) 551-1207

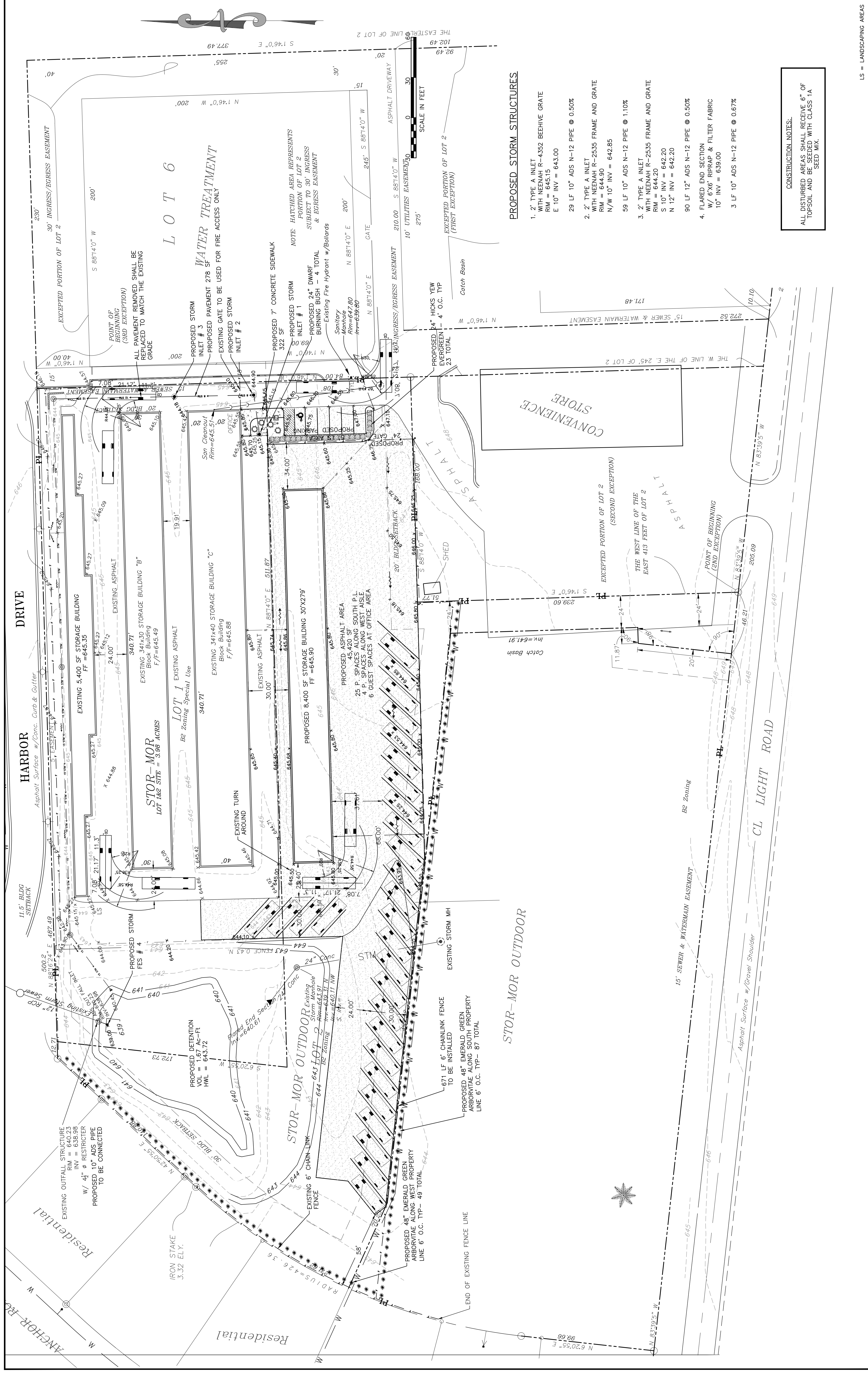
STATE OF ILLINOIS } S. S.

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., 20**16**.

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

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



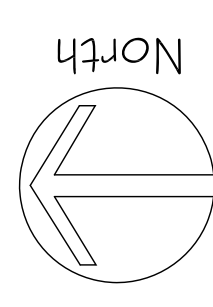
PROPOSED STORM STRUCTURES

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%

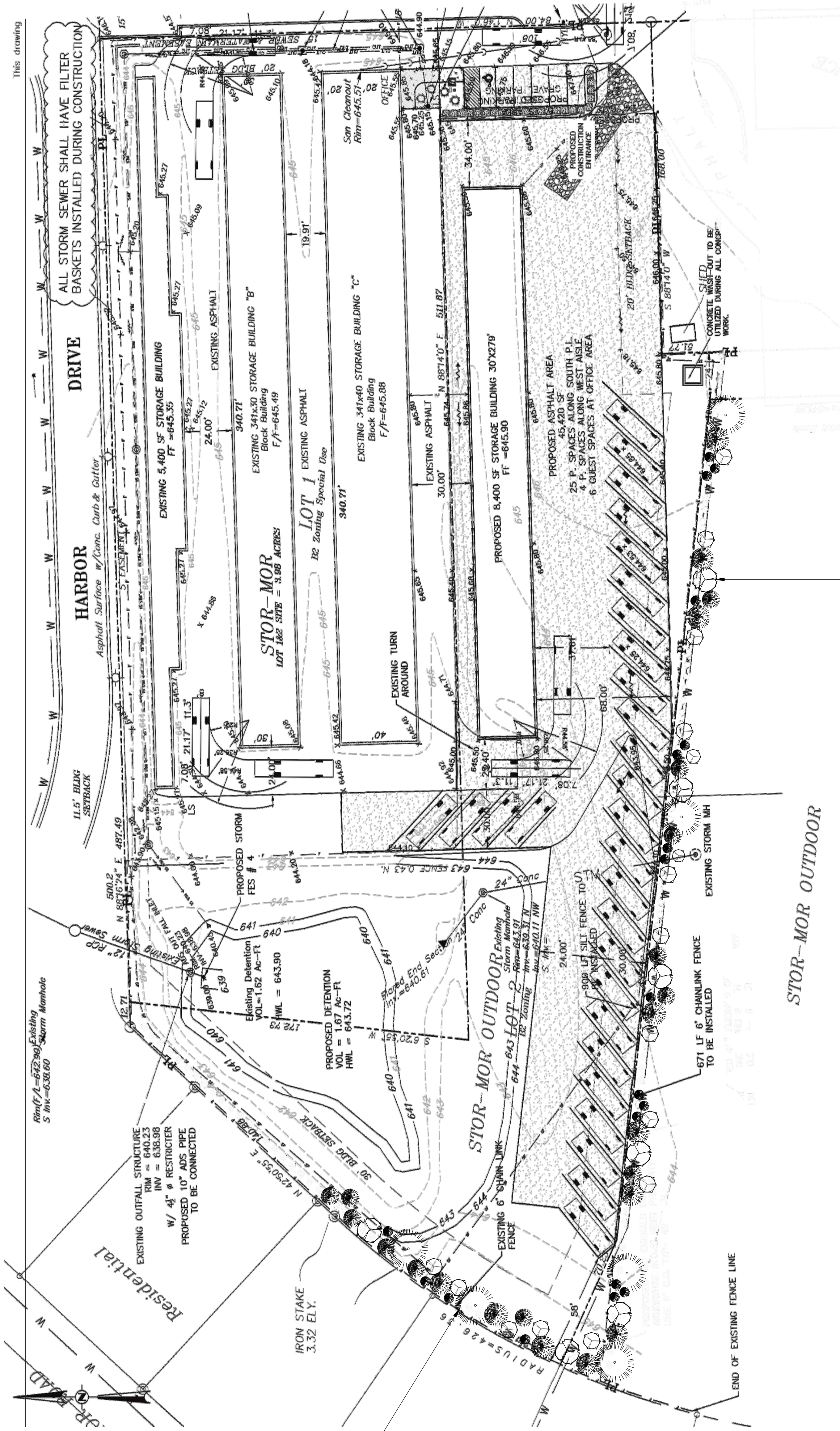
CONSTRUCTION NOTES:
ALL DISTURBED AREAS SHALL RECEIVE 6" OF TOPSOIL AND BE SEEDED WITH CLASS 1A SEED MIX.

STOR-MOR MINI STORAGE

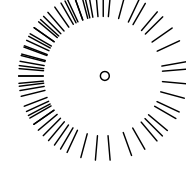
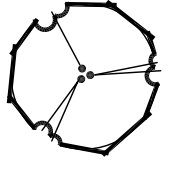
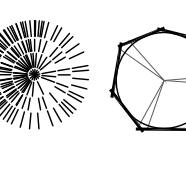
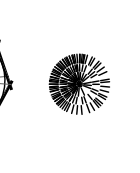
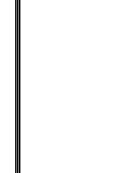
1317 STATE ROUTE 31, OSWEGO, ILLINOIS

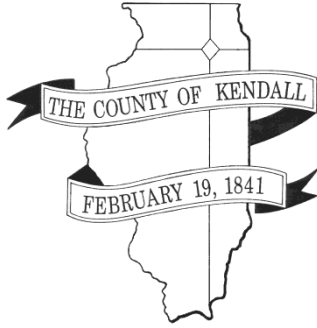


Job #:
Scale: 1" = 30'-0"
Date: 8/24/16
Rev: 1



PLANTING KEY

-  Large Evergreen Tree - Austrian and/or White Pine - 50'-80' tall 20'-40' wide
-  Large Ornamental Tree - Hawthorn, Crabapple, Dogwood - 15'-30' tall 15'-25' wide
-  Large Evergreen Tree - Blue and Green Spruces - 20-40 tall 15'-30' wide
-  Medium-Large Deciduous Shrub - Witchhazel, Dogwood, Viburnums, Hydrangea - 6'-12' tall 8'-15' wide
-  Small-Medium Evergreen Shrub - Arborvitae, Yews, Junipers - 4'-12' tall 4'-10' wide



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)

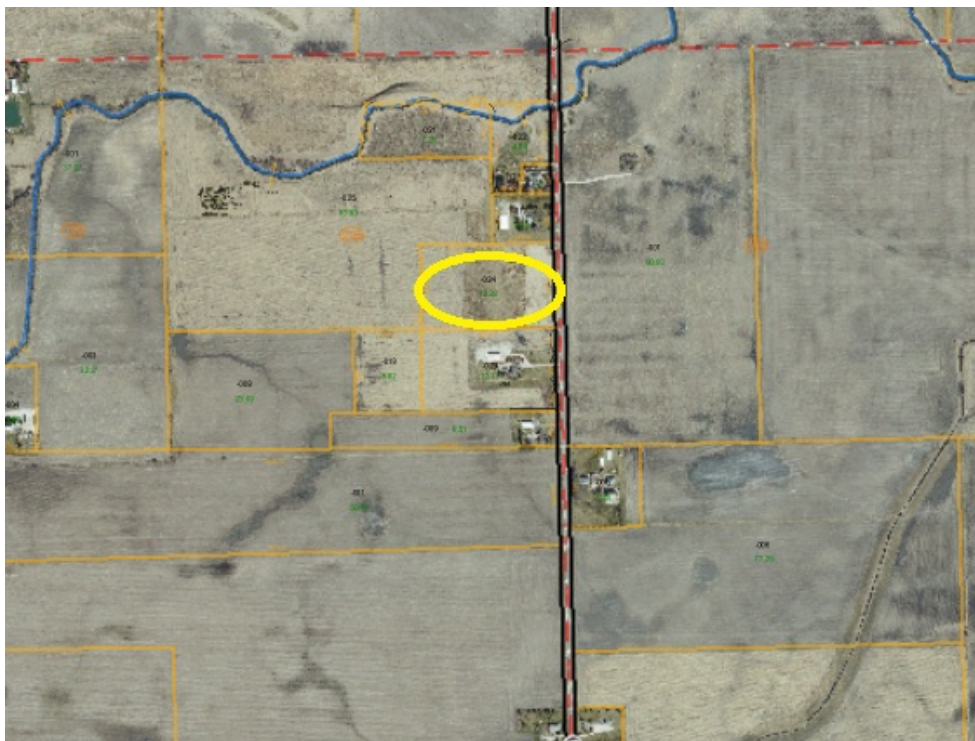
Preliminary Plat of Subdivision

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

Seward Township approved the request at their August 8, 2016 meeting

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.

ZPAC (8.2.16)

The ZPAC Committee made a favorable recommendation.

KCRPC (8.24.16)

The KCRPC made a favorable recommendation on the zoning map amendment request.

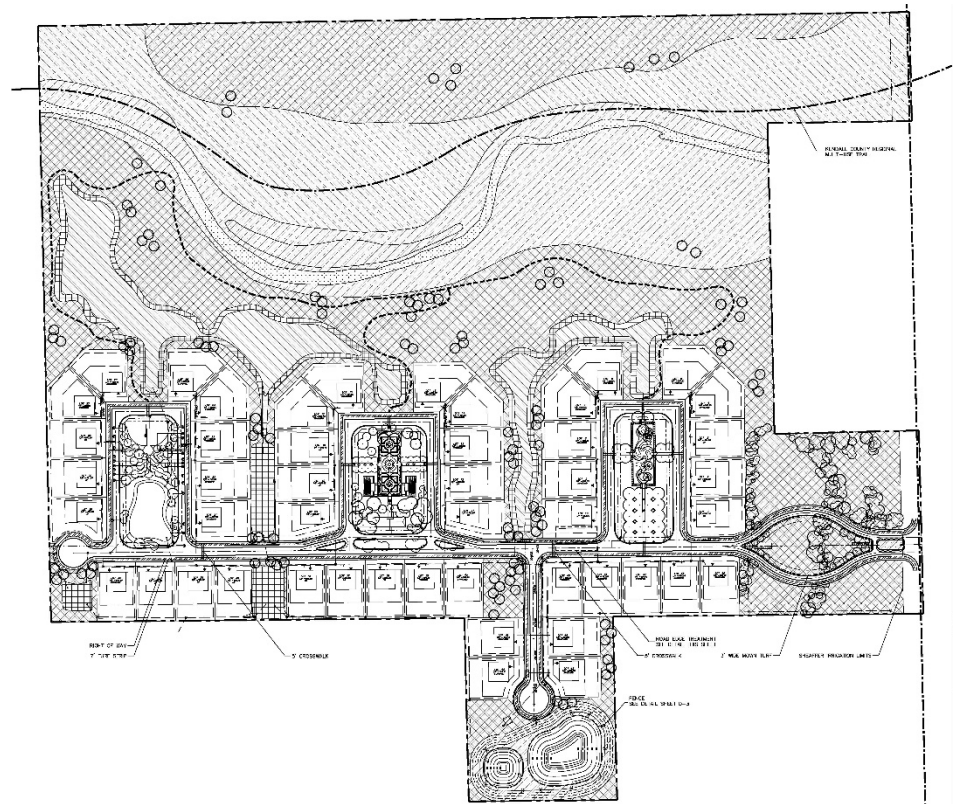
ZBA (8.29.16)

The ZBA made a favorable recommendation (7-0) on the zoning map amendment request. Mr. and Mrs. Troy Feece, owners of the property immediately to the south raised several concerns (addressed in meeting minutes and in staff comments below). The Feece's have filed a written protest to the rezoning, and as they own more than 20% of the frontage immediately adjoining the site, a favorable vote of three-fourths of all the members of the County Board shall be required to approve the request.

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 approved plan is illustrated to the right. 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. Their plan is to develop a passive park on the site (a copy of their proposed plan is attached). Of the remaining 12 acres from the original development, the petitioner is requesting to rezone 9.9 acres to R-2 Single-family Residential.



The approximately 2 remaining acres on the north side of the proposed subdivision will remain in the Casey family and used with their existing property to the north – with no access allowed from Grove Road for the remaining property.

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.

ISSUES RAISED BY OBJECTORS

At the public hearing, the property owner to the south, through their attorney Michael Mattingly, raised four issues. These issues are underlined below, along with staff comments on each.

1. Concern that the property owned by the Joliet Park District could be developed for homes in the future. Attorney Kramer noted at the public hearing that the Park District used Open Space Land Acquisition and Development (OSLAD) funds from the State of Illinois to help purchase the property. Assuming that is accurate, the land will be required to remain available for public recreational use permanently. The following language was contained in a grant agreement for a project that Teska worked on in Seneca: "Land acquired with funding assistance from the OSLAD program shall be operated and maintained in perpetuity for public outdoor recreation use."
2. Concern regarding what happens to the remaining approximately 2 acres north of the subdivision, and if another home could be built on it. The parcel to the north is very long and narrow, approximately 90' wide and 934' deep, and clearly would not be a buildable lot. The plat is labeled to indicate that no access will be provided from Grove Road. In addition, Attorney Kramer noted that this property would just be used by the Casey's, who own the property to the north.
3. Concern that other homes along Grove Road front the street, but the homes built on the lots in this subdivision will have a different orientation (two homes will likely back to the Feece property). This is a true statement. However, if you look at the original approved High Point subdivision, a total of five home lots would have backed to the Feece property as opposed to two under the current proposal.
4. Concern regarding density, and what would have been permitted if the property was developed under Agricultural Zoning. Attorney Mattingly stated that his client understood that if the property was not developed as approved in the RPD-2 High Grove Subdivision, agricultural zoning criteria would apply. He noted that per his calculations, that would mean a maximum of two single-family home permits for this parcel and the larger parcel purchased by the Joliet Park District. At the Public Hearing, Mr. Kramer noted that in previous discussions with Angela Zubko (when she was Senior Planner), they had calculated that four total permits would be allowed. However, in checking through files, we found a note from Angela suggesting only two permits would be possible under Agricultural Zoning. In staff's opinion, the issue is not relevant. The property is already planned for residential on the LRMP, and zoned RPD-2 – not Agriculture. The proposed density is below the maximum allowed density in the LRMP.
5. Concern regarding the use of the planned park. A sketch of the proposed park is attached. The plan is for a passive park that will include natural areas (prairie, woodland, wetlands, etc.), trails, a dog park, a nature playground, picnic shelter, a nature center, restrooms and parking.

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:

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

- 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 94,207 square feet, exceeding the minimum lot size requirement of 90,000 square feet of the R-2 district.

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 requested 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. The enclosed Preliminary and Final Plat reflects these revisions.

The four (4) lots are proposed to be served by a private road within proposed lot 5 having a width of 40' (originally proposed at 33', but widen at the request of the County Highway Department). 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 proposed private drive is longer than 500' to allow for access to the park to the west. This private roadway is to be constructed and maintained by the Joliet Park District.

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. Staff is generally comfortable with the proposed preliminary and final plat, but feels the following items must be addressed prior to County Board approval.

1. Contingent on the results of the IDNR EcoCat and the NRI Executive Report.
2. Provide the following information on the Preliminary and Final Plat:
 - a. **Sufficient information to show the intent of surface drainage (i.e. existing topography)**
 - b. **Existing soil characteristics by soil classification conforming to the general soil classification established by the Soils Conservation Service, U.S. Department of Agriculture**
 - c. **Ground elevation on the tract, based on the N.A.V.D 88 Datum showing not less than one (1) foot contour**

ATTACHMENTS

1. Findings of Fact
2. Zoning Plat
3. Preliminary and Final Plat
4. ZPAC Minutes 8.2.16
5. KCRPC Minutes 8.24.16
6. ZBA Minutes 8.29.16
7. Grove Road Park Plan

ZBA FINDINGS of FACT

§ 13.07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant a **map amendment**. Staff have answered as follows:

*Existing uses of property within the general area of the property in question. **The existing uses of property within the area of this property are agricultural and residential.***

*The Zoning classification of property within the general area of the property in question. **The zoning classifications within the general area consist of A-1 Agricultural with 97 acres to the north and west zoned as RPD-2.***

*The suitability of the property in question for the uses permitted under the existing zoning classification. **The property will be developed per the restrictions of the county's subdivision control ordinance and a preliminary and final plat of subdivision have been recommended for approval by the County's regional plan commission.***

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. **The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area has residential zoning that would allow for a more dense development. The requested zoning, however, will have less density and allow for more open space.***

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The rezoning to R-2 is consistent with the County's Land Use Plan in the area as rural residential with a maximum density of 0.65 dwelling units per acre.***

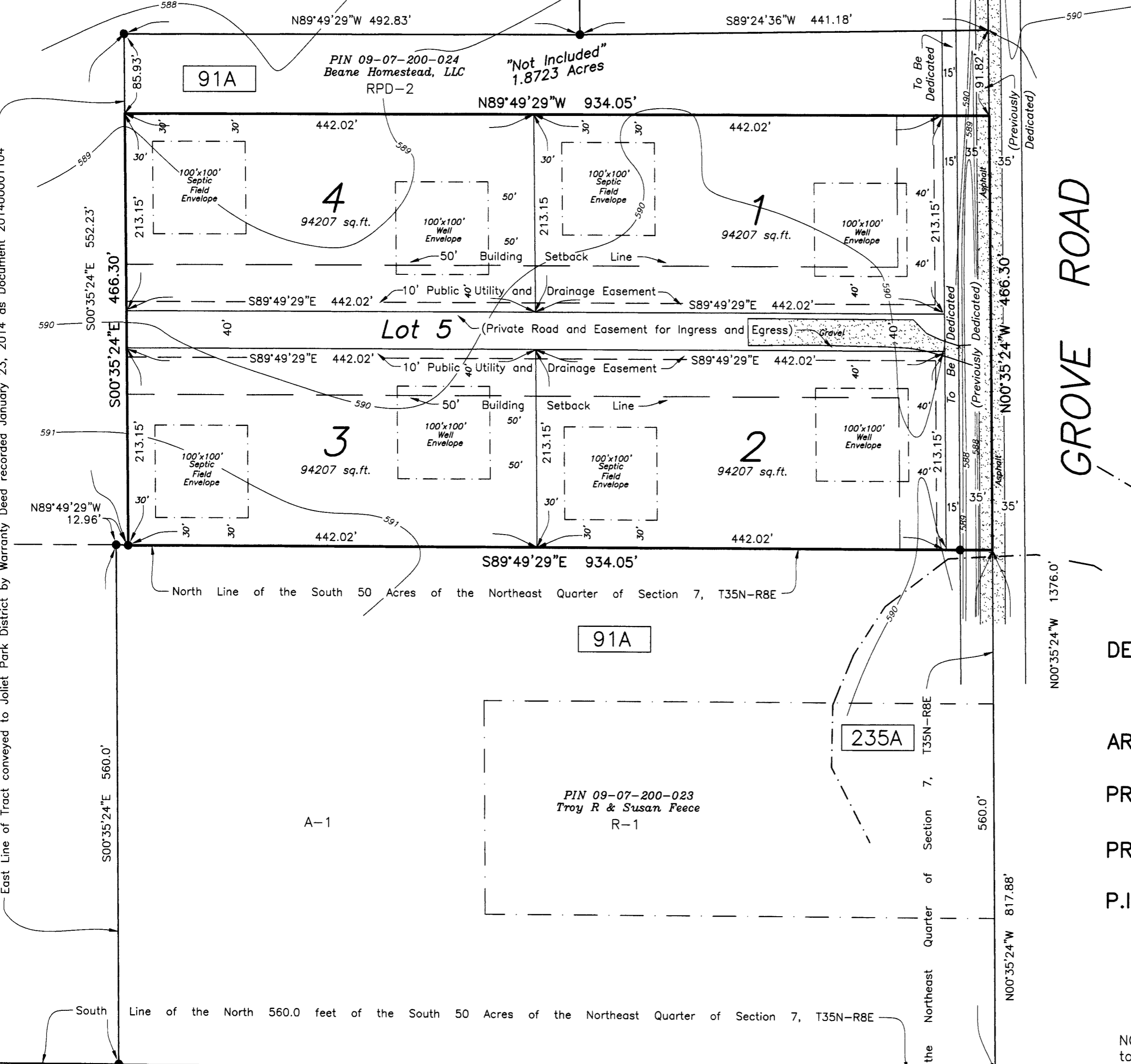
**ZONING PLAT OF
PART OF THE NORTHEAST QUARTER OF SECTION 7, T35N-R8E
SEWARD TOWNSHIP KENDALL COUNTY ILLINOIS**

N

PIN 09-07-200-025
Joliet Park District
RPD-2

PIN 09-07-200-017
Jean Nette Beane Living Trust
A-1

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

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

NOTE: Direct access from Lots 1 and 2 to Grove Road and the 1.8723-acre tract North of Lots 1 and 2 is prohibited. Lots 1 and 2 may only access Grove Road through Lot 5 (Private Road and Easement for Ingress and Egress).

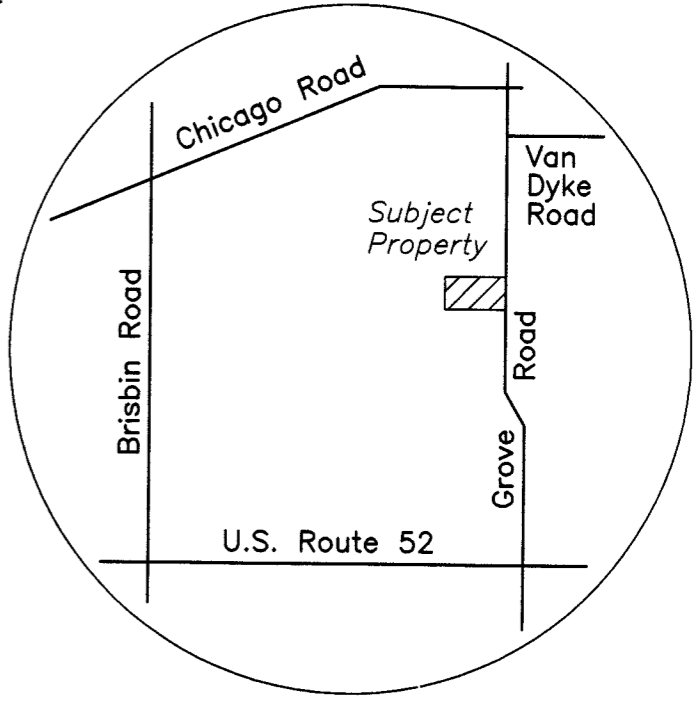
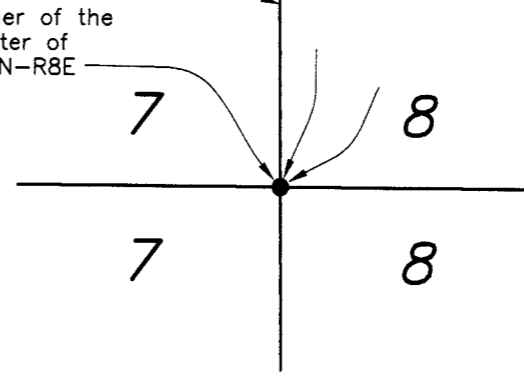
NOTE: The Subject Property is located in Zone X (areas determined to be outside the 0.2% annual chance floodplain) as depicted on FEMA Flood Insurance Rate Map Number 17093C0140H with an effective date of January 8, 2014.

**Soil Type
(USDA/NRCS - Kendall County, 2015)**

91A	Swygart Silty Clay Loam, 0%-2% slopes Drainage: Somewhat Poorly Hydric: H Subgroup: Aquic Argiudolls Order: Mollisols
235A	Bryce Silty Clay, 0%-2% slopes Drainage: Poorly Hydric: H Subgroup: Typic Haplaquolls Order: Mollisols

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, 817.88 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 Seward Township, Kendall, County, Illinois.



LOCATION SKETCH
Not to Scale

Revised August 22, 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
 SEWARD TOWNSHIP KENDALL COUNTY ILLINOIS

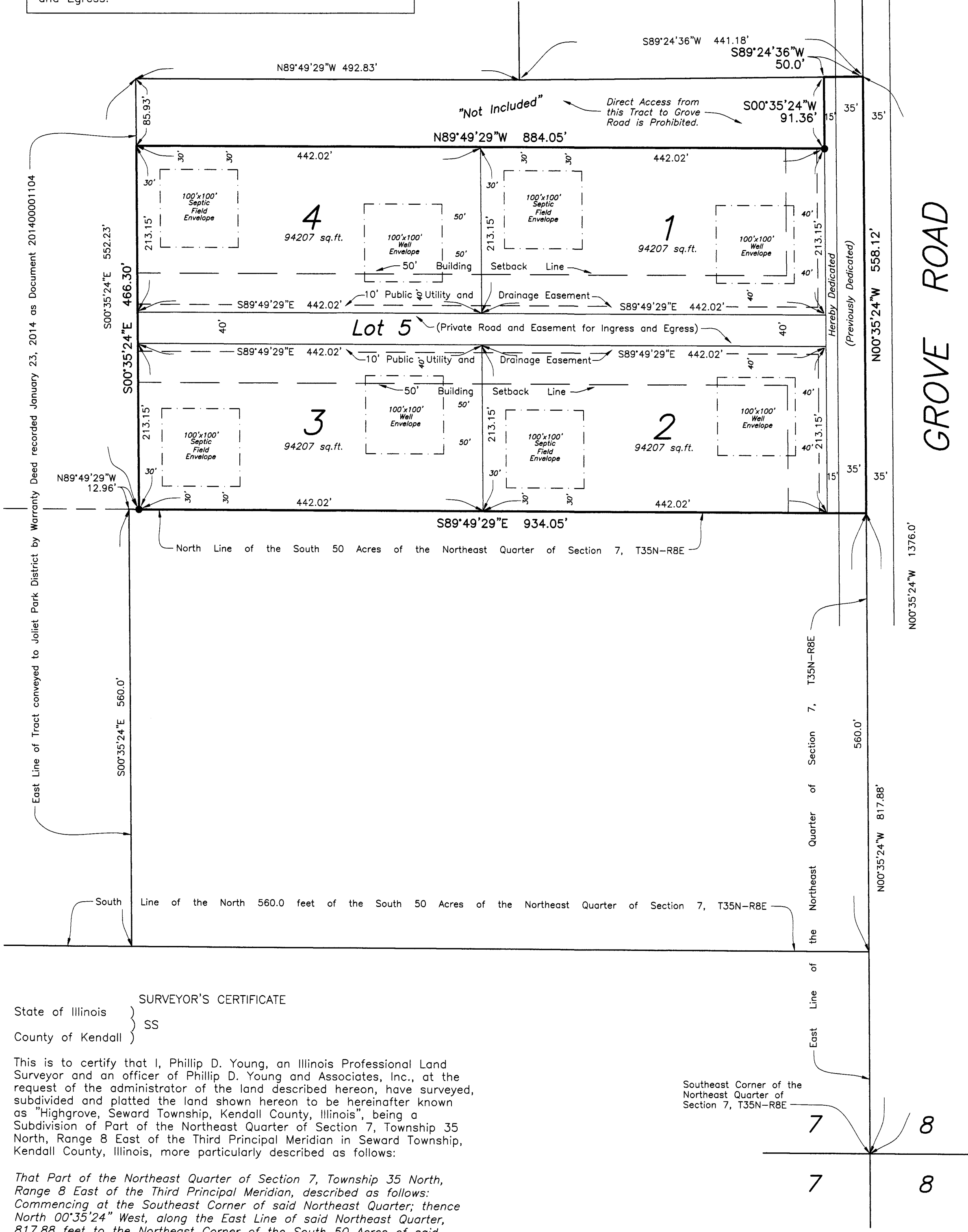
NOTICE OF FEES:
 All Lots as delineated in the above Plat are subject to payments of fees pursuant to the Land Cash Ordinance of Kendall County as administered by the Kendall County Building and Zoning Office, and is a covenant running with the land. A recordable receipt will be issued upon payment of 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.

AREA TABLE

Lot 1	94207 sq.ft. = 2.1627 acres
Lot 2	94207 sq.ft. = 2.1627 acres
Lot 3	94207 sq.ft. = 2.1627 acres
Lot 4	94207 sq.ft. = 2.1627 acres
Lot 5	35361 sq.ft. = 0.8118 acre
Road	27889 sq.ft. = 0.6403 acre
Total	440078 sq.ft. = 10.1028 acres

NOTE: Direct access from Lots 1 and 2 to Grove Road is prohibited. Lots 1 and 2 may only access Grove Road through Lot 5 (Private Road and Easement for Ingress and Egress).



State of Illinois } COUNTY RECORDER CERTIFICATE
 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

SCALE
 1"=100'

• Indicates Concrete Monument Set
 3/4"x 24" Iron Pipe set at all other Lot Corners, Angle Points and Points of Curvature.

NOTE: Bearings are based on a local coordinate system.

P.I.N. 09-07-200-024

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

Plat and Zoning Committee, Chairman

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

Chairman of County Board

County Clerk

State of Illinois } VILLAGE OF PLATTVILLE PLAN COMMISSION
 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

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

Mayor

County Clerk

State of Illinois } CITY OF JOLIET PLAN COMMISSION
 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

State of Illinois } CITY OF JOLIET CITY COUNCIL
 County of Will } SS

Approved by the City Council of the City of Joliet, Illinois, this ____ day of _____, 20__.

Mayor

County Clerk

State of Illinois } COUNTY HEALTH DEPARTMENT
 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 grantees. 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 605/2(e), 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 ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property physically occupied by other 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.

State of Illinois } SURVEYOR'S CERTIFICATE
 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 platted the land shown hereon to be hereinafter known as "Highgrove, Seward Township, Kendall County, Illinois", being a Subdivision of Part of the Northeast Quarter of Section 7, Township 35 North, Range 8 East of the Third Principal Meridian in Seward Township, Kendall County, Illinois, more particularly described as follows:

That Part of the Northeast Quarter of Section 7, Township 35 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, 817.88 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, 558.12 feet to a point which is 1376.0 feet Northerly of the Southeast Corner of said Northeast Quarter; thence South 89°24'36" West, perpendicular to said East Line, 50.0 feet; thence South 00°35'24" East, parallel with said East Line, 91.36 feet; thence North 89°49'29" West, 884.05 feet to the East Line of a Tract conveyed to the Joliet Park District by Warranty Deed recorded January 23, 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 Seward 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 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)

State of Illinois } COUNTY ENGINEER CERTIFICATE
 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

State of Illinois } TOWNSHIP HIGHWAY COMMISSIONER CERTIFICATE
 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__.

Seward Township Highway Commissioner

State of Illinois } OWNER'S AND SCHOOL CERTIFICATE
 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, Seward Township, Kendall County, Illinois". I also certify that all of the property hereon described is located within the boundaries of Minooka Community Consolidated School District 201.

Dated at _____, Illinois this ____ day of _____, 20__.

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

State of Illinois } NOTARY'S CERTIFICATE
 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 _____

State of Illinois } COUNTY CLERK CERTIFICATE
 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

State of Illinois } PLAT OFFICER CERTIFICATE
 County of Kendall } SS

Approved this ____ day of _____, 20__.

Plat Officer

JOB NO.	16157
JOB NAME	HIGHGROVE
DWG FILE	16157A
REVISION DATE	08/23/2016

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

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

GROVE ROAD PARK



NATURAL AREAS

Trees, shrubs and prairie plants have been established on many parts of the site. To enhance and expand on those areas, selective removal along with new plantings would be done. Distinctive areas including wetlands, lowland prairie, upland prairie and savannah.



TRAILS AND BOARDWALK

Building off the existing mulched trails, new loops are created to bring users to the many different natural areas found on the site.



SHELTER

A community picnic shelter allows users to find a place in the shade or invite the family out for a gathering.



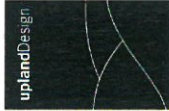
NATURE PLAYGROUND PODS

Multiple playground areas along the trail with a nature based theme.



FITNESS STATIONS

Workout stations that offer programmed exercise outdoors while walking along the trail.



JOLIET PARK DISTRICT