

KENDALL COUNTY
ZONING AND PLATTING ADVISORY COMMITTEE
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

July 11, 2017 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: **County Board:** Robert Davidson, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **Wills Burke Kelsey:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Megan Andrews, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the June 6, 2017 ZPAC meeting minutes. (Pages 2-3)

PETITION:

1. **17-20 CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner)**
Request Special Use Permit to Operate a Grain Storage Operation
Location 14676 Route 47, Newark (PIN: 08-16-400-007); Southeast Corner of Illinois Route 47 and U.S. 52 in Lisbon Township
Purpose Special Use Permit would Allow Prospective Lessee to Operate a Grain Storage Business at the Subject Property (Pages 4-19)

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

UPDATES OF PETITIONS

1. 16-14 Delaney Gun Range
2. 17-09 Semper Fi, Inc. (Robert Velazquez)

OLD BUSINESS/ NEW BUSINESS

PUBLIC COMMENT

ADJOURNMENT- Next meeting on August 1, 2017

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
June 6, 2017 – Meeting Minutes**

Senior Planner Matt Asselmeier called the meeting to order at 9:01 a.m.

Present:

Fran Klaas – Highway Department
Jason Langston – Sheriff's Office
Aaron Rybski – Health Department
David Guritz – Forest Preserve (Arrived at 9:06)
Brian Holdiman – PBZ Department
Matt Asselmeier – PBZ Department

Absent:

Megan Andrews – Soil & Water Conservation District
Greg Chismark – WBK Engineering, LLC
Robert Davidson – PBZ Committee Chair

Audience: Scott Koeppel – Acting Interim Director of PBZ

AGENDA

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

MINUTES

Mr. Rybski requested that word “regulations” be changed to “fee schedule” on page 2, second paragraph, second line. Mr. Rybski made a motion, seconded by Mr. Langston, to approve the May 2, 2017 meeting minutes as amended. With a voice vote of all ayes the motion carried.

PETITIONS

17-14 Kendall County Zoning Board of Appeals – Text Amendment to Section 13.01.B.9 of the Kendall County Zoning Ordinance

Mr. Asselmeier provided a summary of this proposed text amendment. This proposal would separate the requirements for public notice for hearings and for items that do not require hearings.

Mr. Rybski asked the reason for this text amendment. Mr. Asselmeier stated this proposal would allow the Zoning Board of Appeals to have meetings with other boards without having to give fifteen (15) days notice. The Zoning Board of Appeals would still have to fulfill the posting requirements of the Open Meetings Act.

Mr. Klaas asked if the State's Attorney has reviewed this proposal. Mr. Asselmeier stated that the State's Attorney's Office is aware of the other petitions on the agenda and will be asked to review this proposal in the future.

Mr. Klaas made a motion, seconded by Mr. Guritz, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

17-15 Kendall County Zoning Board of Appeals – Text Amendment to Section 13.01.B.11 of the Kendall County Zoning Ordinance

Mr. Asselmeier provided a summary of this proposed text amendment. This proposal would reduce the number of votes required for the Zoning Board of Appeals to reverse any order, requirements, decision or determination of the Zoning Administrator, or to decide in favor of the applicant any matter upon which it is authorized by the ordinance to render decisions from four to three on boards consisting of five members and from five to four on boards consisting of seven members and bring our ordinance in-line with State law.

Mr. Guritz made a motion, seconded by Mr. Rybski, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

17-16 Kendall County Zoning Board of Appeals – Text Amendment to Section 13.06.D of the Kendall County Zoning Ordinance

Mr. Asselmeier provided a summary of this proposed text amendment. This proposal would reduce the number of votes required for the Zoning Board of Appeals to reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination of the Zoning Administrator from four to three on boards consisting of five members and from five to four on boards consisting of seven members.

Mr. Guritz made a motion, seconded by Mr. Klaas, to forward the petition onto the Plan Commission with a favorable recommendation.

By a voice vote, the motion passed unanimously.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Asselmeier reported that the rezoning of 790 Eldamain Road (Jet's Towing) from A-1 to M-1 was approved by the County Board. Mr. Klaas asked if any restrictions or conditions were placed on the rezoning. Mr. Asselmeier responded that State law prevents the County from placing conditions on rezoning. The owners of 790 Eldamain Road would have to follow all of the requirements of the M-1 District.

Mr. Asselmeier reported that the rezoning of 2380 Burkhart Drive (Pagel property) was approved by the County Board.

Mr. Rybski asked about the special use permit request for Semper Fi at 1996 Cannonball Trail. Mr. Asselmeier reported that the public hearing before the Special Use Hearing Officer occurred last night. The proposal now goes to the PBZ Committee. There are thirty-one (31) proposed restrictions for the special use permit. The host agreement would be negotiated if the special use permit is approved.

UPDATES OF PETITIONS

Mr. Asselmeier reported that the Delaney Gun Range Case will go before the PBZ Committee on June 12th. The petitioner has not submitted a lead management plan.

Mr. Asselmeier reported that there is one (1) special use permit application being finalized, one (1) special use permit renewal application being finalized, one (1) map amendment application being finalized, and one (1) variance application being finalized.

OLD BUSINESS

None

NEW BUSINESS

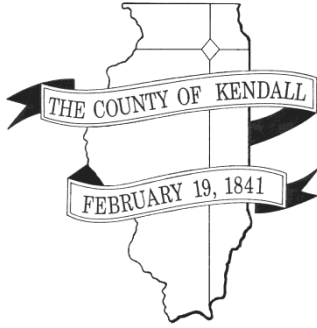
None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Klaas made a motion, seconded by Mr. Guritz, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:16 a.m., adjourned.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 17-20

**CHS, Inc. (Prospective Lessee) and
NGH Farms, LLC (Current Owner)
A-1 Special Use – Grain Storage**

INTRODUCTION

CHS, Inc., on behalf of property owner NGH Farms, LLC, submitted a petition for a special use permit to operate a grain storage and shipping business at 14676 Route 47. CHS, Inc. would like to lease the property from NGH Farms, LLC for three (3) years to operate the proposed business.

SITE INFORMATION

PETITIONER CHS, Inc. (Prospective Lessee) and NGH Farms, LLC (Current Owner)

ADDRESS 14676 Route 47, Newark

LOCATION Southeast Corner of the Intersection of Illinois Route 47 and U.S. 52



TOWNSHIP Lisbon

PARCEL # 08-16-400-007

LOT SIZE 26.5 +/- acres

EXITING LAND USE Agricultural

ZONING A-1 Agricultural District

LRMP	Land Use	County: Agricultural Village of Lisbon: Commercial and Mixed Use Business
	Roads	Illinois Route 47 and U.S. 52 are Arterial Roads
	Trails	A Multi-Use Trail is Shown along Illinois Route 47
	Floodplain/ Wetlands	Lisbon Creek Runs Through the Property

REQUESTED ACTION A-1 Special Use to Operate a Grain Storage Business

APPLICABLE REGULATIONS Section 7.01 D.21 – A-1 Special Uses – Permits Grain Storage Facilities as a Special Use

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural/Farming	B-3 (Highway Business) and A-1 (Agricultural)	Agricultural and Prairie Parkway Overlay (County) Commercial (Lisbon)	B-3 and A-1 (County)
South	Agricultural/Farming	A-1 (Agricultural)	Agricultural (County) Commercial and Agricultural (Lisbon)	A-1 (County)
East	Agricultural/Farming	A-1 (Agricultural)	Agricultural (County) Agricultural (Lisbon)	A-1 (County)
West	Agricultural/Farming	A-1 (Agricultural)	Agricultural and Commonwealth Edison ROW (County) Mixed Use Business and Mining (Lisbon)	A-1 (County)

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated; see Attachment 3.

NATURAL RESOURCES INVENTORY

Application was submitted 6.28.17.

ACTION SUMMARY

LISBON TOWNSHIP

Petition information was sent to Lisbon Township on 6.30.17. No comments have been received from Lisbon Township.

VILLAGE OF LISBON

Petition information was sent to the Village of Lisbon 6.30.17. No comments received from the Village of Lisbon.

BUSINESS OPERATION

The petitioner provided information of business operations; this document is Attachment 2. According to this information, CHS will deliver and receive corn and soybeans at the property via truck. CHS will send the corn and soybeans to market from the location via "grain hopper" trailer or "container" trailer. "Container" units are not intended to stay on the property for long periods of time. The petitioner indicated that containers and trucks will not be disconnected.

As part of their operations, CHS plans to construct a load out shelter at a cost of approximately Thirty Thousand Dollars (\$30,000). The shelter is approximately eight hundred (800) square feet in size and might be removed after the lease expires.

CHS will lease the site for an initial period of three (3) years.

The anticipated hours of operation are Monday-Friday from 7:30 a.m. until 5:00 p.m. Saturdays and Sundays from 7:30 a.m. until Noon during harvest.

BUILDING CODES

The site currently has five (5) structures, a scale and scale house, three (3) grain bins, and one (1) dryer building.

A proposed shelter approximately eight hundred (800) square feet in size is proposed. Any new structures constructed would be required to follow applicable building codes.

ACCESS

The property fronts Illinois Route 47. There will be a dedicated left turn lane on southbound Illinois Route 47 to access the property.

TRAILS

A multi-use trail is planned along Route 47.

PARKING

CHS will provide parking to a maximum two (2) employees onsite.

ODORS

No new odors are foreseen.

LIGHTING AND SECURITY

Presently three (3) lights are located on the dryer building and six (6) lights are located on scale house. No additional lighting is planned.

Several security cameras are located on the scale house building.

SIGNAGE

No signage presently exists onsite; no signage is planned.

SCREENING

No fencing or buffer is planned for the property.

STORMWATER

Lisbon Creek runs through the property. Stormwater information is under evaluation.

UTILITIES

The proposed new shelter will have single phase electricity. No water facilities will be placed in the building.

The existing well is located to the northwest of the scale house. The existing septic field is under the pavement north of the scale house; there is a bathroom inside the scale house.

RELATION TO OTHER SPECIAL USE PERMITS

Two properties (9512 Helmar Road and 60 U.S. Route 52) have special use permits for some form of grain storage. Applicable restrictions from these special use permits to the subject property could include:

1. Permanent storage of containers shall be prohibited.
2. Containers shall not be stacked or racked.
3. Containers shall not be separated from chassis except for temporary repair or emergency.
4. No containers may be stored in the required setbacks.
5. No parking shall be permitted in the required setbacks.
6. A routing system that includes radio communication between trucks shall be developed that facilitates the movement of containers onto Illinois Route 47 and which prevents the stopping or idling of containers on the roadway.
7. The septic field shall be physically protected from the encroachment of vehicles.
8. Direction signage placement.
9. Photometric plan.
10. Building permits must be obtained for structures proposed to be built on the property (the property will not qualify for an agricultural exemption building permit).

RECOMMENDATION

Before issuing a recommendation, Staff would like the following concerns addressed:

1. Will pavement surface at entrance need to be altered?
2. Number of containers onsite.
3. Location of containers onsite.
4. How long will containers be onsite? Would the applicants agree to a condition that outside storage of trucks and containers shall not be allowed during non-business hours?
5. Confirmation that the proposed structure will not negatively impact stormwater.

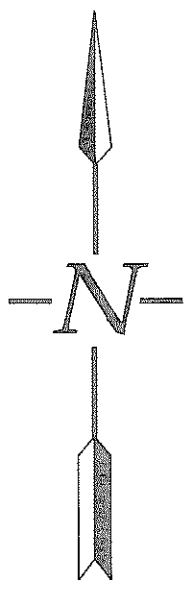
ATTACHMENTS

1. Zoning Sketch and Site Plan
2. Site Operations
3. EcoCat
4. Applicant's Findings of Fact
5. Aerial
6. Subject Property Picture
7. Ditch Looking South
8. Ditch Looking North
9. Driveway

ZONING SKETCH

OF

LOT NUMBER SEVEN, BEING THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP 35 NORTH, RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE TRACT OF LAND CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR ROAD PURPOSES AND THE PORTIONS CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR ROAD PURPOSES AND ALSO EXCEPTING THEREFROM THAT PART BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 16, SOUTH 88 DEGREES 01 MINUTES 45 SECONDS WEST, A DISTANCE OF 1614.15 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 1243.14 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. 52 PER CONVEYANCE FILED FOR RECORD MAY 3, 1933 IN BOOK 86, PAGE 182 AS MONUMENTED AND OCCUPIED; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 88 DEGREES 06 MINUTES 12 SECONDS EAST, A DISTANCE OF 1614.11 FEET TO THE NORTHWARDLY PROJECTION OF THE EAST LINE OF SAID SECTION 16 LYING SOUTH OF AN INDIAN BOUNDARY LINE, SAID POINT BEING 152.70 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTHWARDLY PROJECTION, SOUTH 00 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 358.34 FEET TO A POINT OF INTERSECTION WITH SAID INDIAN BOUNDARY LINE AND SAID EAST LINE OF SECTION 16; THENCE ALONG SAID EAST LINE OF SECTION 16, SOUTH 00 DEGREES 45 MINUTES, 32 SECONDS EAST, A DISTANCE OF 882.26 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.



0' 100' 200' 300'
SCALE 1" = 100'

08-16-200-011
JAMES T. CLOW
9025 CHICAGO ROAD
NEWARK, ILLINOIS 60541
ZONED B-3

08-16-200-010
JACOB & EMILY FRIESTAD
12316 BUSHNELL SCHOOL RD.
NEWARK, ILLINOIS 60541
ZONED A-1

08-16-400-004
MANNING FAMILY LTD. PARTNERSHIP
15108 S. HARTONG ST.
PLAINFIELD, ILLINOIS 60544
ZONED A-1

08-16-100-006
LISBON BETHLEHEM LUTHERAN CHURCH
108 E. WOODMAN STREET
NEWARK, IL. 60541
ZONED A-1

08-16-100-003
COMMONWEALTH EDISON
THREE LINCOLN CENTRE 4TH FLOOR
OAK BROOK TERRACE, ILLINOIS 60181
ZONED A-1

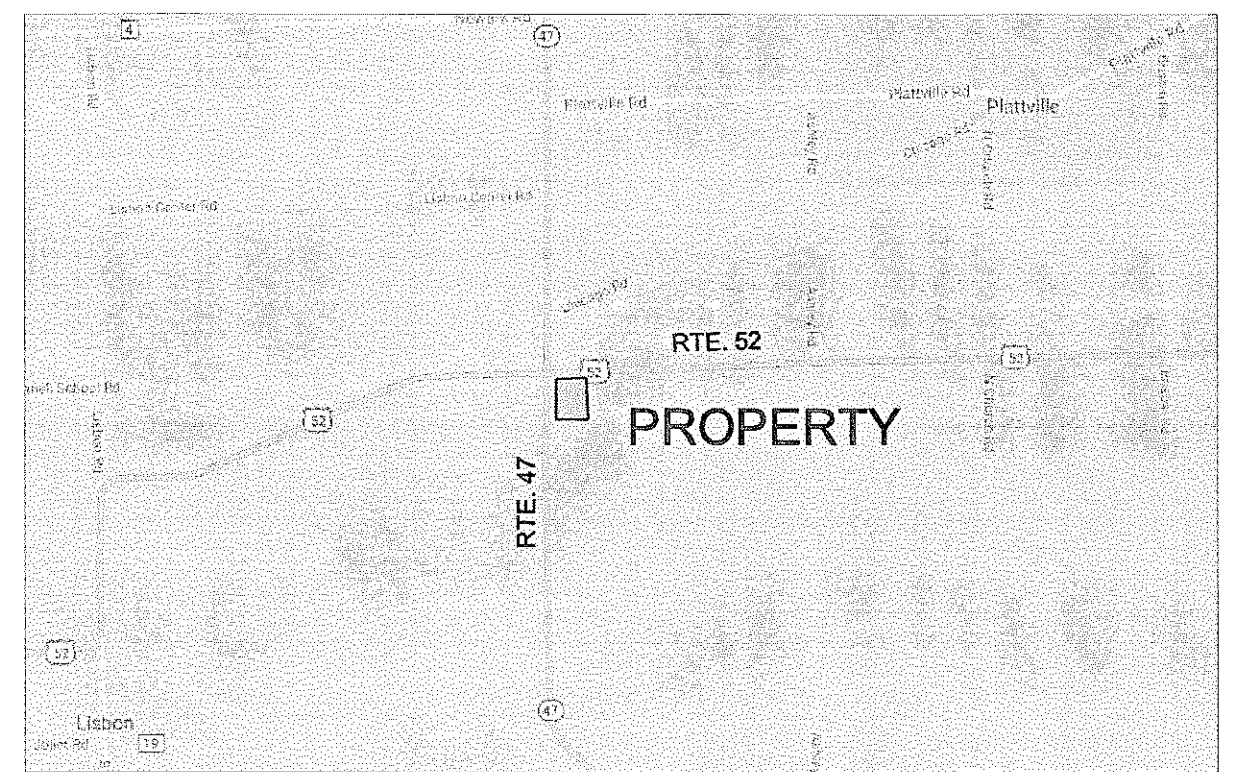
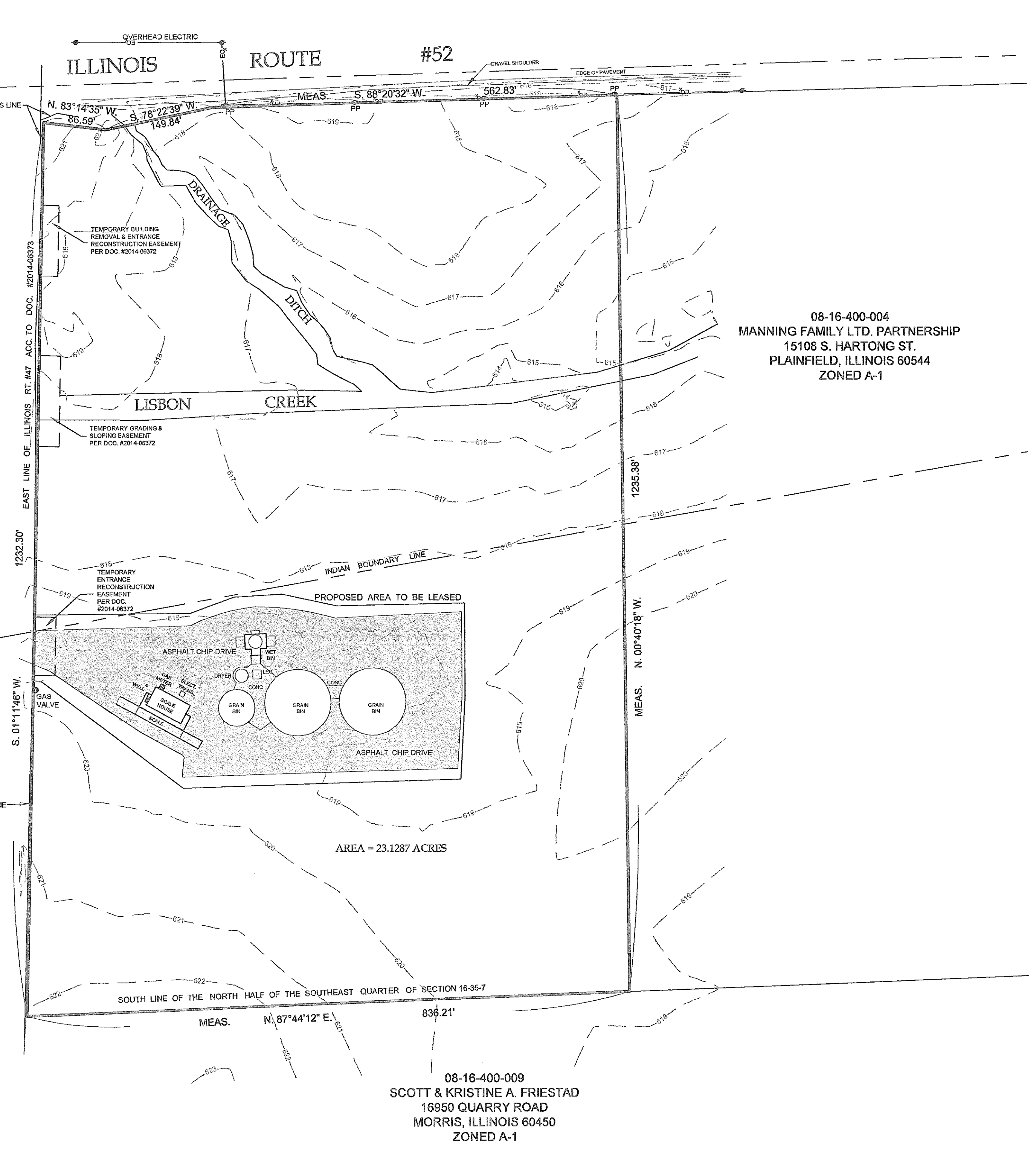
08-16-300-004
66 LAND VENTURES LLC
P.O. BOX 246
NEWARK, ILLINOIS 60541
ZONED A-1

08-16-400-009
SCOTT & KRISTINE A. FRIESTAD
16950 QUARRY ROAD
MORRIS, ILLINOIS 60450
ZONED A-1

OWNER/DEVELOPER:
NGH FARMS LLC.
C/O CAROL S. HAMMAN
13351B FAXON ROAD
PLANO, IL. 60545

GENERAL NOTES:

- 1) PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS SHOWN ON FIRM NUMBER 17093C0125G
- 2) ACCORDING TO THE WETLANDS INVENTORY MAPS, THERE IS NO WET LANDS LOCATED ON SAID PROEPRTY
- 3) THIS PROPERTY DOES NOT HAVE ANY WOODED AREAS



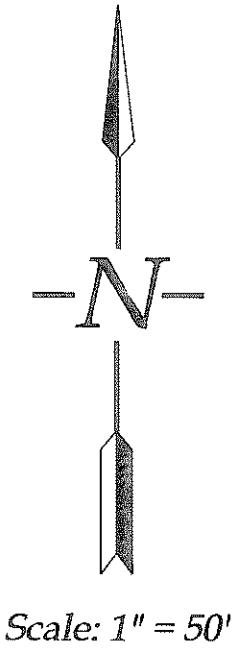
LOCATION MAP

PREPARED JUNE 26, 2017

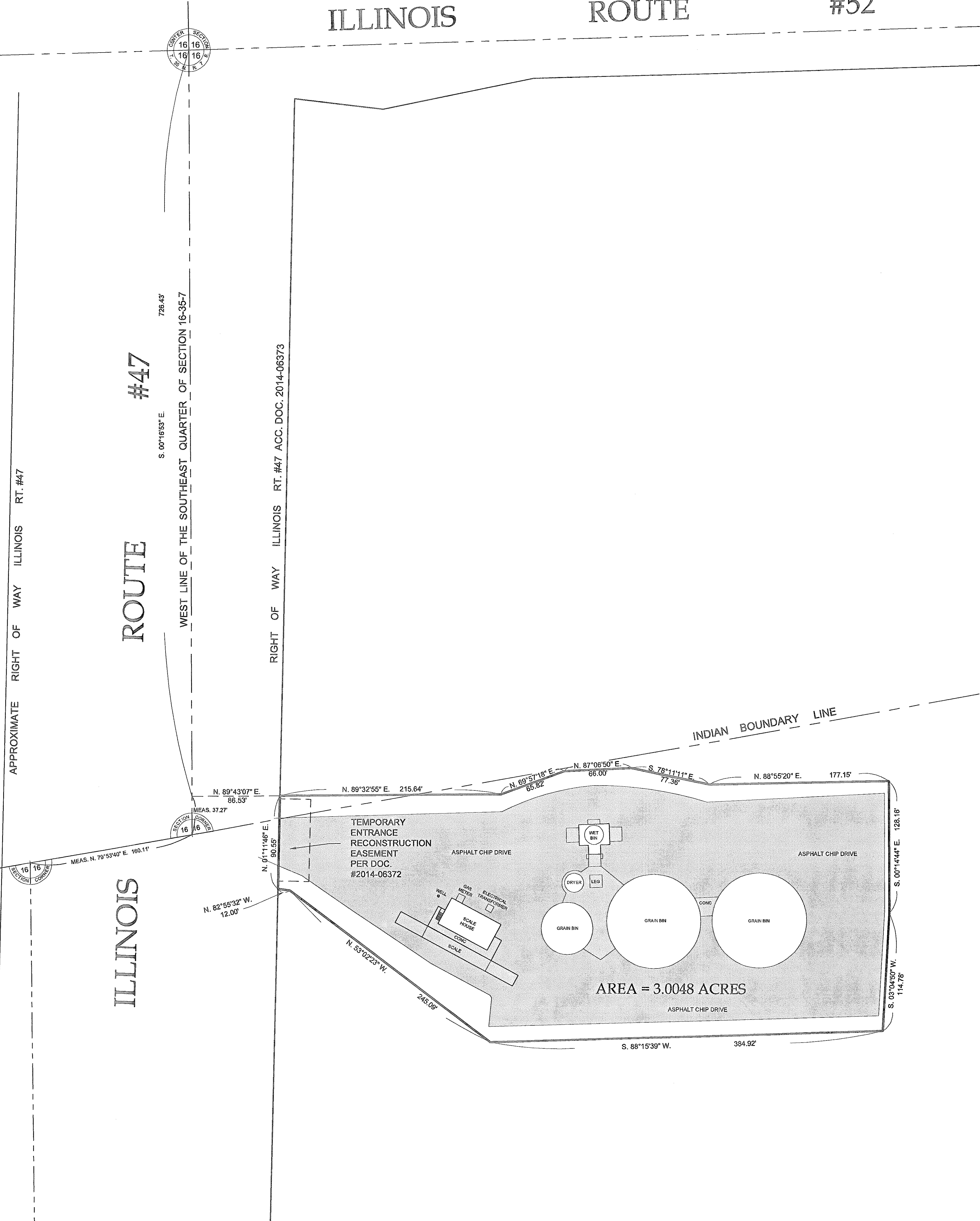
	RB & ASSOCIATES CONSULTING, INC	
	4 W MAIN STREET PLANO, IL 60545 (630) 552-7452	DESIGN FIRM # 184-004475 www.rb-associates.net

BOUNDARY SURVEY

OF
 THAT PART OF LOT 7, BEING THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16 LYING NORTH OF THE INDIAN BOUNDARY LINE; THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 726.43 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 86.53 FEET TO A POINT ON THE EAST LINE OF ILLINOIS ROUTE 47 AS RECORDED IN DOCUMENT #2014-06373 FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 32 MINUTES 55 SECONDS EAST, A DISTANCE OF 215.64 FEET; THENCE NORTH 69 DEGREES 57 MINUTES 18 SECONDS EAST, A DISTANCE OF 65.82 FEET; THENCE NORTH 87 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 78 DEGREES 11 MINUTES 11 SECONDS EAST, A DISTANCE OF 77.36 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF 177.15 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 44 SECONDS EAST, A DISTANCE OF 128.16 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 50 SECONDS WEST, A DISTANCE OF 114.78 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 384.92 FEET; THENCE NORTH 53 DEGREES 02 MINUTES 23 SECONDS WEST, A DISTANCE OF 245.09 FEET; THENCE NORTH 82 DEGREES 55 MINUTES 32 SECONDS WEST, A DISTANCE OF 12.00 FEET TO SAID EAST LINE OF ILLINOIS ROUTE 47; THENCE NORTH 01 DEGREES 11 MINUTES 46 SECONDS EAST, A DISTANCE OF 90.55 FEET TO THE POINT OF BEGINNING ALL IN THE TOWNSHIP OF LISBON, KENDALL COUNTY, ILLINOIS.



ILLINOIS ROUTE #52

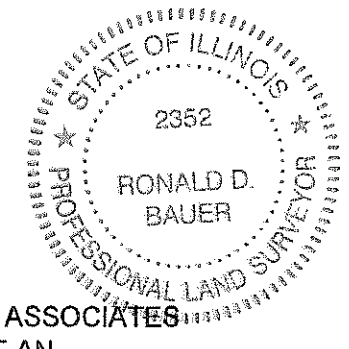


SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS)
) SS
 COUNTY OF KENDALL)

THIS IS TO CERTIFY TO THE CLIENT, NGH FARMS LLC, THAT I, RONALD D. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN AFORESAID COUNTY AND STATE, HAVE COMPLETED A BOUNDARY SURVEY ON THE GROUND OF THE PROPERTY HEREON DESCRIBED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THAT THE PLAT HEREON DRAWN REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THIS SURVEY DOES NOT CONSTITUTE A RECORD TITLE SEARCH AND ALL EASEMENTS AND OR SETBACKS SHOWN ARE EITHER THOSE DESIGNATED ON THE RECORDED SUBDIVISION PLAT OR THOSE PROVIDED TO US BY OTHER DOCUMENTATION. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE OF PUBLIC UTILITIES OR STORM WATER RUNOFF EITHER ONTO OR OFF FROM THE SITE. THE FINAL FIELD WORK WAS COMPLETED ON THE 26th DAY OF JUNE, 2017.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 27th DAY OF JUNE, 2017 A.D.

Ronald D. Bauer
 ILLINOIS PROFESSIONAL LAND SURVEYOR #2352
 REGISTRATION EXPIRES 11-30-2018



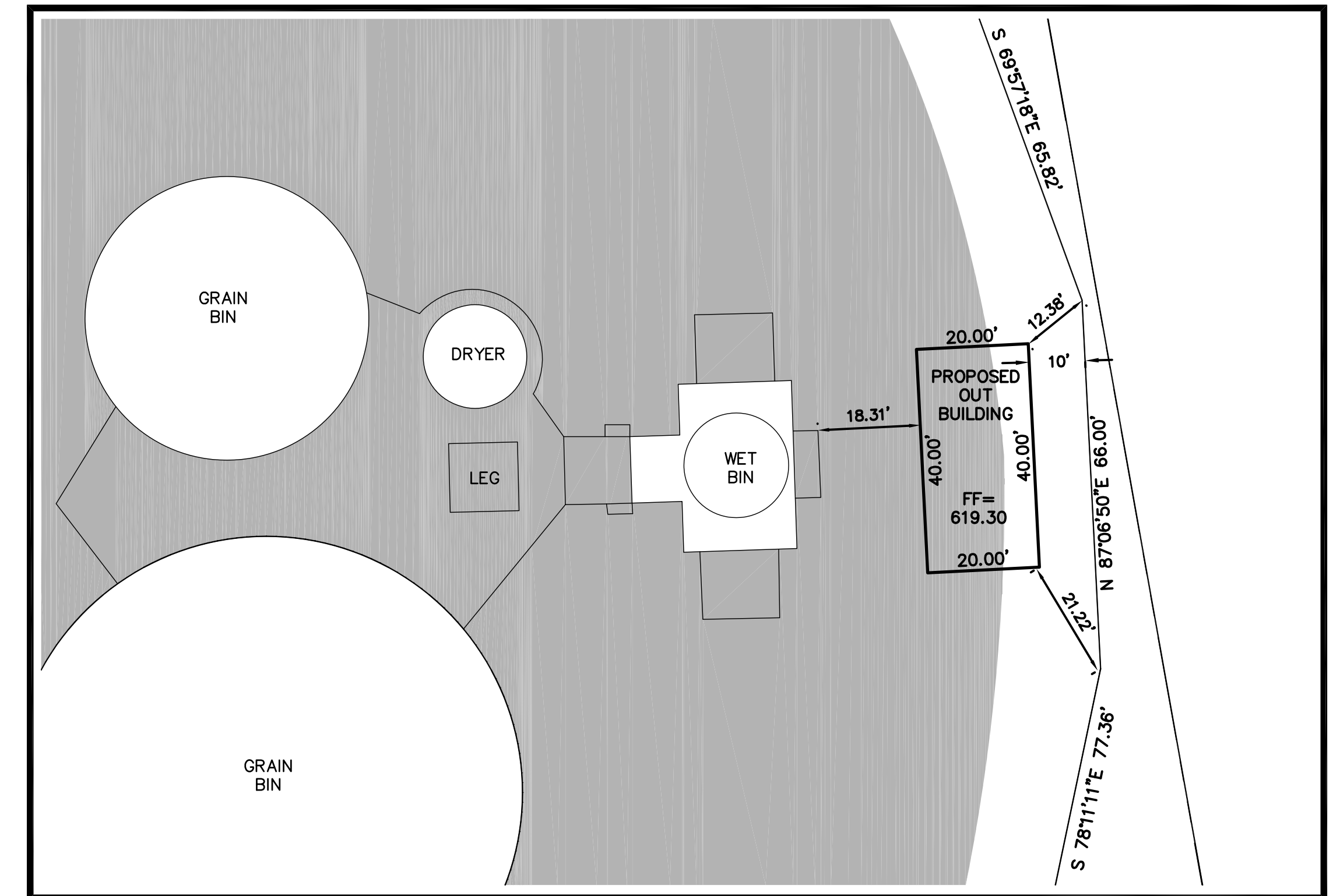
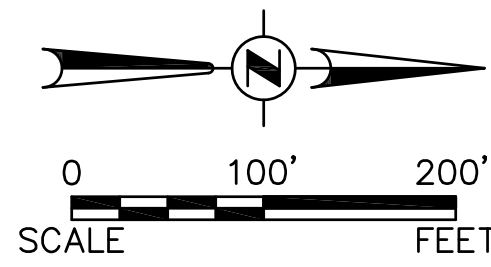
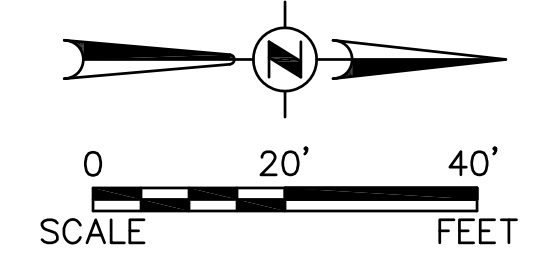
REFER TO A CURRENT TITLE INSURANCE POLICY FOR EASEMENTS NOT PROVIDED. THIS DRAWING IS THE PROPERTY OF RB & ASSOCIATES CONSULTING, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN SET FORTH WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF RB & ASSOCIATES CONSULTING, INC. THIS DRAWING IS NOT CONSIDERED TO BE ORIGINAL UNLESS THE SURVEYOR'S SEAL IS AN IMPRESSED SEAL OR DISPLAYED IN RED INK.

GENERAL NOTES:
 1) THERE WERE NO IRONS SET AT THE CORNERS OF THIS PARCEL. SURVEY WAS FOR LEASING PURPOSES ONLY AT THIS TIME.

rbac **RB & ASSOCIATES CONSULTING, INC**
 4 W MAIN STREET PLANO, IL 60545 (630) 552-7452
 DESIGN FIRM # 184-004475
 www.rb-associates.net

SITE PLAN FOR CHS, INC PROPOSED OUT BUILDING

UNINCORPORATED LISBON TOWNSHIP
KENDALL COUNTY, ILLINOIS



DETAIL "A"

SITE DATA

TOTAL ACRES	23.13
NUMBER OF PROPOSED PARKING STALLS	---
NUMBER OF REQUIRED PARKING STALLS	---
NUMBER OF PROPOSED HANDICAP PARKING STALLS	---
NUMBER OF REQUIRED HANDICAP PARKING STALLS	---

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION.

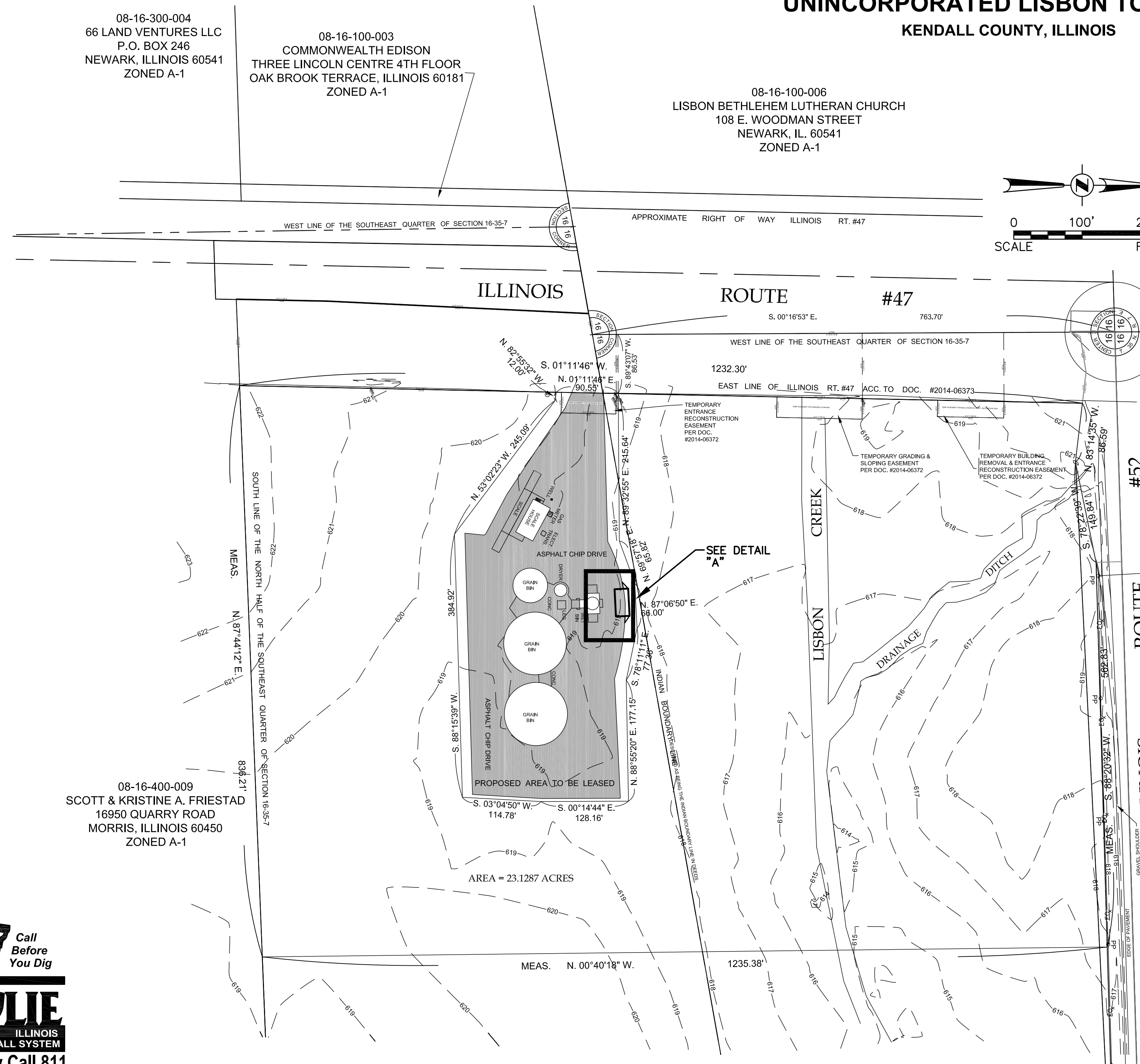
DATED AT SUGAR GROVE, ILLINOIS,

THIS _____ DAY OF _____, 2017.

DAVID R. BURROUGHS
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-045276
EXPIRATION DATE: 11/30/17

08-16-200-011
JAMES T. CLOW
9025 CHICAGO ROAD
NEWARK, ILLINOIS 60541
ZONED B-3

08-16-200-010
JACOB & EMILY FRIESTAD
12316 BUSHNELL SCHOOL RD.
NEWARK, ILLINOIS 60541
ZONED A-1



Printed: June 27, 2017 @ 1:52 PM By: Jim Schmidt - Tab: 01_Site-Cover (22x34)



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Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

CHS INC.
108 N. MAIN STREET
SYCAMORE, ILLINOIS 60178

NO.	DATE	REVISIONS

CHS INC.
PROPOSED OUT BUILDING
14676 ILLINOIS ROUTE 47

SITE PLAN

DATE:	JUNE	2017
PROJECT NO:	P17021	
FILE:	P17021-SITE PLAN	
SHEET	1	OF 1



June 27, 2017

14676 Route 47- Description of Proposed Use

CHS-Elburn will utilize the existing site and facilities as they are today – as a country grain elevator. CHS-Elburn and its customer/owners (area farmers) will deliver corn and soybeans to the grain elevator via truck. CHS-Elburn will then direct the grain out of the elevator to be delivered to a destination location – processor, export, etc. Delivery to a destination location will also be via truck – either via a “grain hopper” trailer or a cargo “container” trailer. CHS-Elburn expects the majority of the grain leaving the elevator to be loaded on to a “container” trailer bound for export due to the proximity to the Joliet rail yards. To load the “container” units, CHS-Elburn intends to utilize a portable torpedo type auger system. This will not be an attachment to property. CHS-Elburn also intends to improve the property to provide cover “load out shelter” for this function. Estimated cost for improvement “shelter” to be approx. \$30,000 with potential to be removed after 3-year lease has expired or not renewed. CHS-Elburn does not anticipate any short or long term storage of “container” units. “Container” units will remain attached to trailer with full anticipation they will continue in transit to destination.

CHS-Elburn will lease the site.

Hours of operation:	M-F	7:30 to 5pm
	Saturday	7:30 to Noon during Harvest (October/November)
	Sunday	7:30 to Noon during Harvest (October/November)

Likely for only a few Sundays.

Parking:

We anticipate only 1 to 2 employees on site. Will utilize ample parking that exists. Will not deviate current site.



Applicant: Engineering Enterprises
Contact: Tyler Meyer
Address: 52 Wheeler Road
 Sugar Grove, IL 60554

IDNR Project Number: 1712608
Date: 06/28/2017

Project: 14676 Route 47
Address: 14676 Route 47, Newark

Description: CHS-Elburn intends to improve the property by constructing a "load out shelter" to improve processing and exporting for the grain elevator. The load out shelter will be approximately 20' x 40'.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:
 35N, 7E, 16



IL Department of Natural Resources
Contact
 Keith Shank
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction
 IL Environmental Protection Agency
 Amy Dragovich
 1021 North Grand Avenue East
 P.O. Box 19276
 Springfield, Illinois 62794 -9276

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

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Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

Please fill out the following findings of fact to the best of your capabilities. §13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.

The facility is an existing agricultural/grain storage operation. The proposed load out building is to modernize the facility and make it more efficient and it will not change the operation of the site and therefore, will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare of the public.

That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.

The proposed load out building is to modernize the facility and make it more efficient and it will not change the operation of the site. The area surrounding the facility will still be used for growing crops and therefore the special use will not be substantially injurious to the use and enjoyment of the other properties in the immediate vicinity nor diminish or impair property values within the neighborhood.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided.

The site has been used for several years as a grain storage facility and has adequate access to IL Route 47. The current access will not be changed and the load out building is an upgrade for the operation of the site so it will improve the efficiency of the grain storage operation.

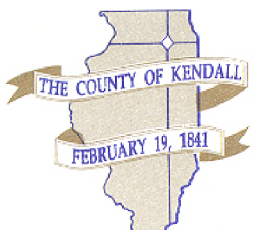
That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer.

The grain storage facility has been in operation at this location for several years and conforms to the applicable regulations of the A-1 zoning district. The load out building is an upgrade for the operation of the site and will improve the efficiency of the grain storage operation.

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.


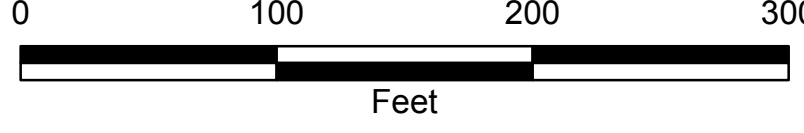
The growing of crops and a grain storage facility are acceptable uses in the A-1 Zoning District and are therefore consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County Plans and policies for this area.




Kendall County GIS
 111 West Fox Street - Room 309
 Yorkville, Illinois 60560-1498
 630.553.4030

Aerial: Spring 2016

08-16-400-007
Lisbon Twp.
Kendall County Illinois

1 inch = 75 feet

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Proposed
Building
Location



Gas Pipe

