

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

August 2, 2016 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: **County Board:** Scott Gryder, 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 Mike Peters; **PBZ:** Brian Holdiman, Code Official; John Sterrett, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the July 12, 2016 ZPAC meeting minutes.

PETITIONS:

- 1. 16-18 LRMP Amendment**
Request: Amendment to Land Use Plan
Location: Oswego Township
Purpose: Amendment to the Land Use Plan at the northwest intersection of State Route 31 and Light Road to identify the area as commercial
- 2. 16-20 Stor-Mor, Inc.**
Request: Zoning Map Amendment
Location: 1317 Route 31, Oswego Township
Purpose: Request for approval of a Zoning Map Amendment to rezone 3.2 acres from B-1 (Local Shopping) to B-2 (General Business)
- 3. 16-20 Stor-Mor, Inc.**
Request: Special Use
Location: 1317 Route 31, Oswego Township
Purpose: Request for approval of a special use to operate an enclosed self-service storage facility and an outdoor storage facility
- 4. 16-21 High Grove Subdivision**
Request: Zoning Map Amendment
Location: West side of Grove Road, 1 mile north of Route 52, Seward Township
Purpose: Request for approval of a Zoning Map Amendment to rezone 9.9 acres from RPD-2 (Residential Planned Development – Two) to R-2 (Single-Family Residential)
- 5. 16-21 High Grove Subdivision**
Request: Preliminary and Final Plat of Subdivision
Location: West side of Grove Road, 1 mile north of Route 52, Seward Township
Purpose: Request for approval of a Preliminary and Final Plat of Subdivision for a four (4) lot residential subdivision
- 6. 16-22 JA Schleining LLC d/b/a Jet's Towing Service**
Request: Zoning Map Amendment
Location: 790 Eldamain Road, Bristol Township
Purpose: Request for approval of a Zoning Map Amendment to rezone 8.8 acres from A-1 (Agricultural) to M-1 (Limited Manufacturing)

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

OLD BUSINESS/ NEW BUSINESS

PUBLIC COMMENT

ADJOURNMENT- Next meeting on September 6, 2016

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
July 12, 2016 – Meeting Minutes**

Unofficial until Approved

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

Present:

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

Absent: None

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

AGENDA

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

MINUTES

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

PETITIONS

#16-14 – Robert Delaney

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

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

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

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

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

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

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

#16-16 – Megan and Chris Jensen

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

The operation will include landscape maintenance, installation of landscaping, and related activities. No yard waste will be stored on-site with the possible exception of balled trees and bushes that have been prepared for installation. No retail or wholesale material will occur on site. No outdoor storage will take place and all equipment will be kept within a proposed building. No landscape waste will be stored on-site. No more than three (3) employees will be part of the operation.

The petitioner has indicated that much of the equipment used in the landscaping business is related to excavating including diggers, small and large, and dump trucks used to haul dirt for installation of plant material.

A 16,000sf building is proposed on the north end of the property to be used for storage of all equipment. This building will require a building permit.

The property has an existing access point onto Caton Farm with an asphalt drive. The submitted site plan proposes a widening of this drive on the subject property as well as within the R.O.W. of Caton Farm Road.

No parking is identified on the site plan. A proposed gravel area is located to the north of the site surrounding a proposed 16,000sf building. The petitioners have indicated that there will be no more than three (3) employees reporting to the site and that no wholesale or retail will be offered to the public. 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 may require a stormwater management permit.

No lighting is proposed with the exception of a security light at the south edge of the proposed building.

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

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

Attorney Dan Kramer stated that Chris and Megan Jensen operate a landscape business currently out of their home on East High Point Road. There are no employees that will report to the site. No landscape materials will be brought back to the site. The petitioners intend to plant nursery stock and trees but will have no retail or wholesale sales. Attorney Kramer stated that the existing house will not change uses and will maintain as a home. The proposed 16,000sf building will have maintenance performed in it. Mr. Rybski stated that a triple basin interceptor will be required for oil changes and as well as class V injection well. Bathrooms or water supply to the building will require a small septic system. The non-community well program will not be applicable given the low intensity of the property.

Mr. Chismark stated a field tile survey is required as part of the stormwater management permit submittal. Based on the area of disturbance stormwater detention will be required. Attorney Kramer stated that an engineer will be involved as the site plan progresses. An NRI executive summary report will be prepared.

Mr. Sterrett stated that this petition will be heard at the July 27th Plan Commission meeting.

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.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-09 Joe Gomoll – A-1 Special Use for producing and selling products from items produced on and off-site and ancillary items – Approved by County Board 6.21.16

16-10 Whitetail Ridge – A-1 Special Use for Banquet Facility – Hearing Officer 7.7.16; PBZ 7.11.16

OLD BUSINESS

None

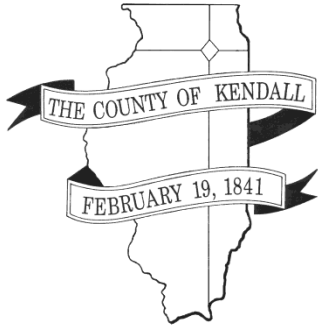
NEW BUSINESS

None

ADJOURNMENT

Mr. Klaas made a motion, seconded by Ms. Andrews, to adjourn. With a voice vote of all eyes, the motion carried. The ZPAC, at 9:41 am, adjourned.

DRAFT



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Zoning Platting Advisory Committee
From: John H. Sterrett
Date: July 29, 2016
Re: Proposed Amendment to the Kendall County Land Use Plan

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

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

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

Please review the attached and be prepared to provide comments on the proposed change to the Land Use Plan at the August 2, 2016 ZPAC meeting.

JHS

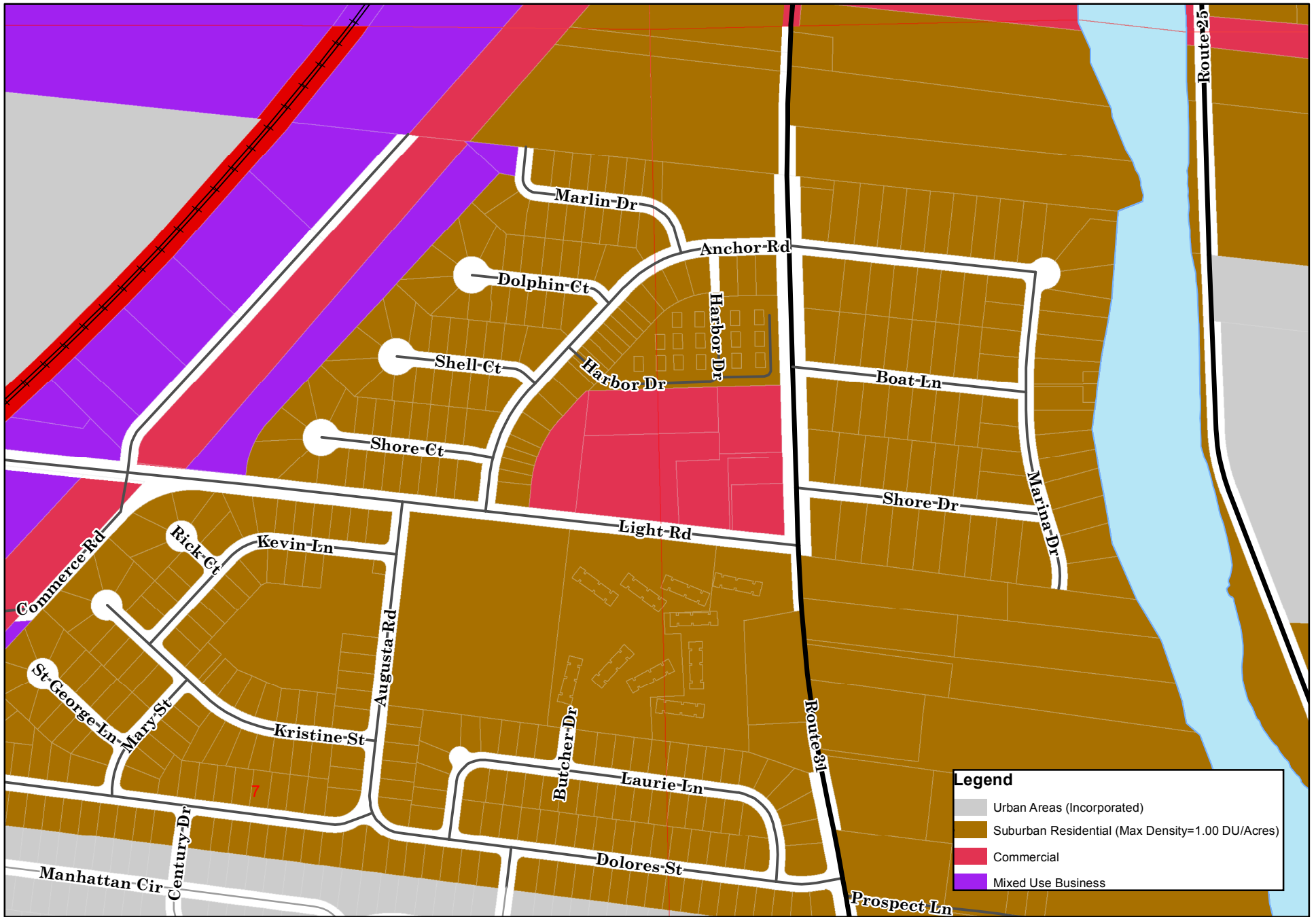
Attachments

County Land Use Plan



County Zoning Map





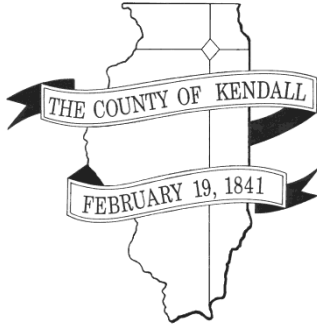
Legend

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



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

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DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

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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 3.2 acres

EXITING LAND USE Vacant

ZONING B-1 (Local Shopping District)

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

Trails	Regional Trail along Light Road
Floodplain/ Wetlands	None

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

APPLICABLE REGULATIONS Section 13.07 – Amendments

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

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

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



PHYSICAL DATA

ENDANGERED SPECIES REPORT

None received. Required prior to RPC

NATURAL RESOURCES INVENTORY

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

ACTION SUMMARY

OSWEGO TOWNSHIP

N/A

VILLAGE OF MONTGOMERY

N/A

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 discussed this potential change at their June and July meetings and will hold a public hearing on the amendment in August.

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

SPECIAL USE OPERATION

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

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

BUILDING CODES

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

STORMWATER MANAGEMENT

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

LIGHTING

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

CONCLUSION

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

RECOMMENDATION

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

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

ATTACHMENTS

1. Description of proposed zoning – prepared by the petitioners
2. Description of proposed use – prepared by the petitioners
3. Plat of Survey
4. Site Plan



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

Rezoning Request

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

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

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

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



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

Special Use of Land Request

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

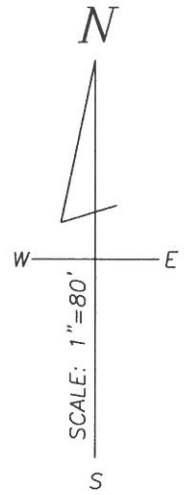
We are not interested in creating a junk yard; in fact we would not allow any such vehicle that is not in working or running condition, nor are we interested in storing semi-tractor trailers, or construction equipment. Our goal would be to cater to those who are willing to pay for a safe and secure storage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

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

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

PLAT OF SURVEY

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



ANGHOR ROAD

15' SEWER & WATERMAIN EASEMENT

IRON STAKE 3.32 ELY.

FENCE 0.43 N.

CHAIN LINK FENCE ON LINE

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

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

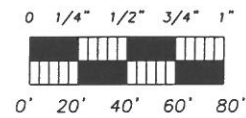
THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO,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

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

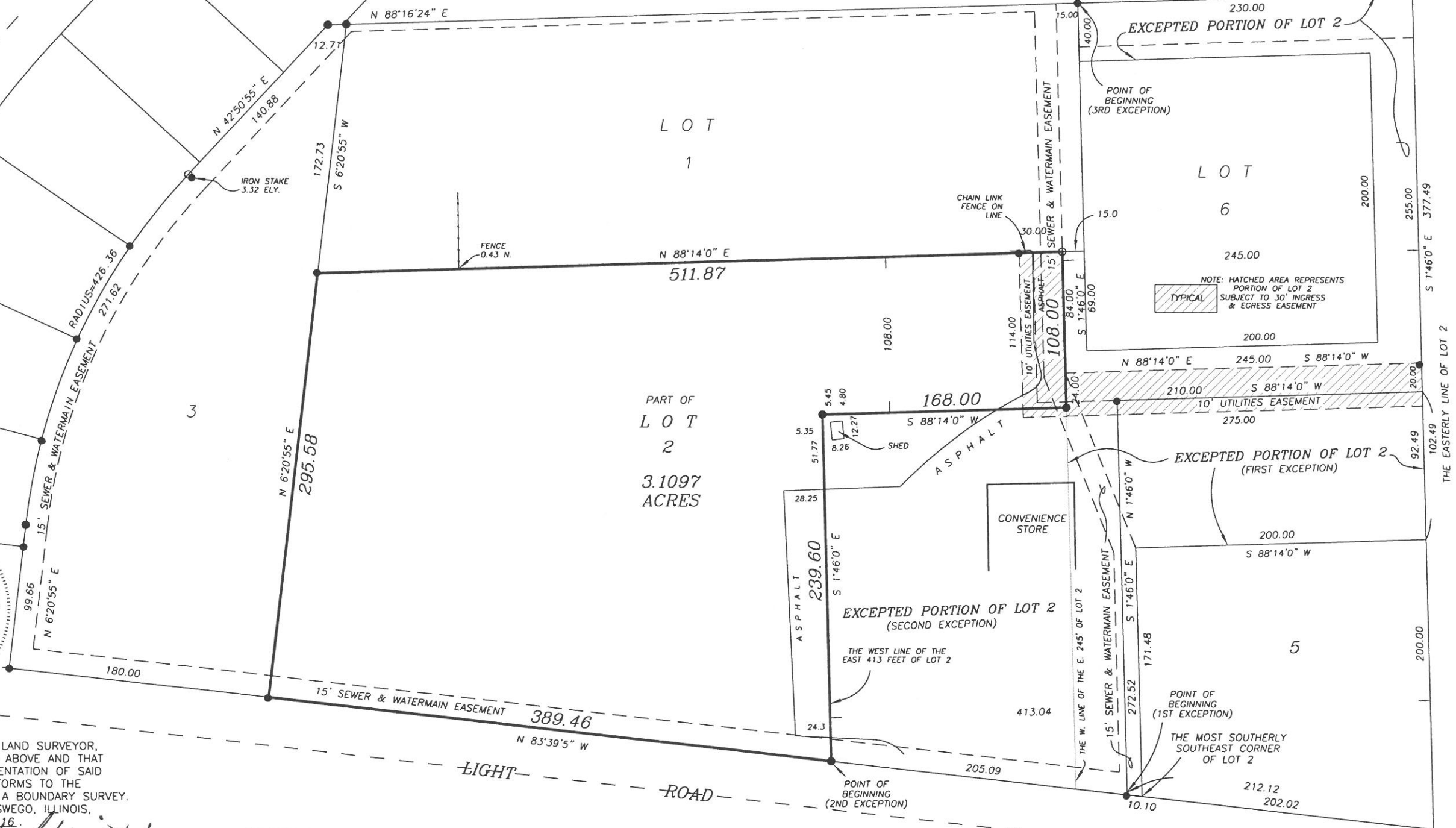
WILLIAM M. WINGSTEDT
ILLINOIS PROFESSIONAL LAND SURVEYOR
329 WHITE PINES CT., OSWEGO, ILLINOIS 60543
PHONE: (630) 554-8209 FAX (630) 551-1207

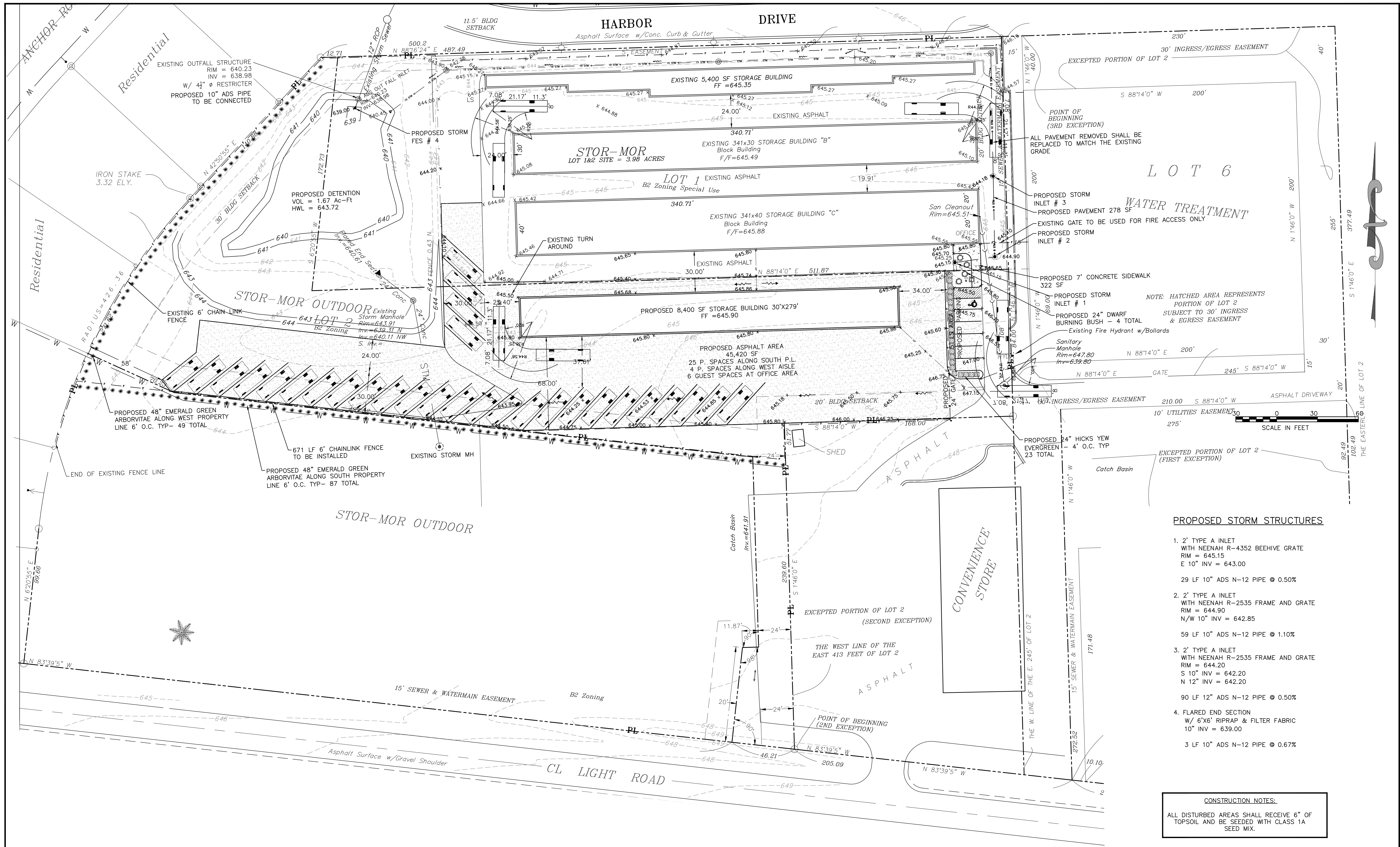
ILLINOIS LAND SURVEYOR NO. 2675
(LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2016)
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON A RECORD DATUM LINE.
PLEASE COMPARE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

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



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





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

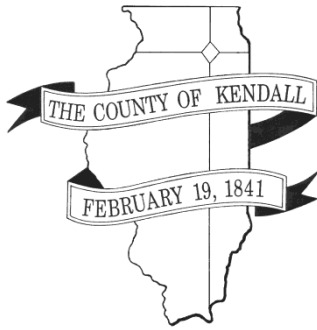
90 LF 12" ADS N-12 PIPE @ 0.50%
4. FLARED END SECTION
W/ 6'x6' RIPRAP & FILTER FABRIC
10" INV = 639.00

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.

NO.	DATE	NOTES

LS = LANDSCAPING AREAS



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. Required prior to RPC.

NATURAL RESOURCES INVENTORY

None Received. Required prior to RPC

ACTION SUMMARY**SEWARD TOWNSHIP**

No comments have been received.

VILLAGE OF PLATTVILLE

The Village of Plattville is the nearest municipality to the subject site. No comments have been received. The Village is within 1½ miles of the proposed developmet.

GENERAL

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

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

MAP AMEDEMMENT

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

PRELIMINARY PLAT/FINAL PLAT

The petitioner has contemporaneously submitted a Preliminary and Final Plat for a four (4) lot subdivision. Additional information that should be included on the Preliminary Plat includes Existing Site Conditions Location by Section, Township, and Range

LOT SIZE

Four residential lots are proposed on the Preliminary and Final Plat. Each of the four lots has a lot size of 97,379 square feet. These lot sizes meet the minimum lot size requirement of 90,000 square feet of the R-2 district.

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. An additional twenty-five (25) feet of ROW should be dedicated on the west side of Grove Road for future widening. This additional right-of-way dedication should be identified on the Preliminary and Final Plat. This dedication will alter the proposed lot sizes for lots 1 and 2.

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

drive serving three or more residential lots from a public road ROW is 500'. Staff recommends the Preliminary and Final Plat be revised to indicate lot 5 containing the private road be extended no more than 500' from the edge of the future dedicate road right-of-way to serve the four (4) residential lots.

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

Topography for the site has been included on the submitted Zoning Plat. This information should also be included on the Preliminary and Final Plat. Information should also be included to show the intent of surface drainage.

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. Revisions will need to be made to the Preliminary and Final Plat for conformance with the County's Subdivision Ordinance.

RECOMMENDATION

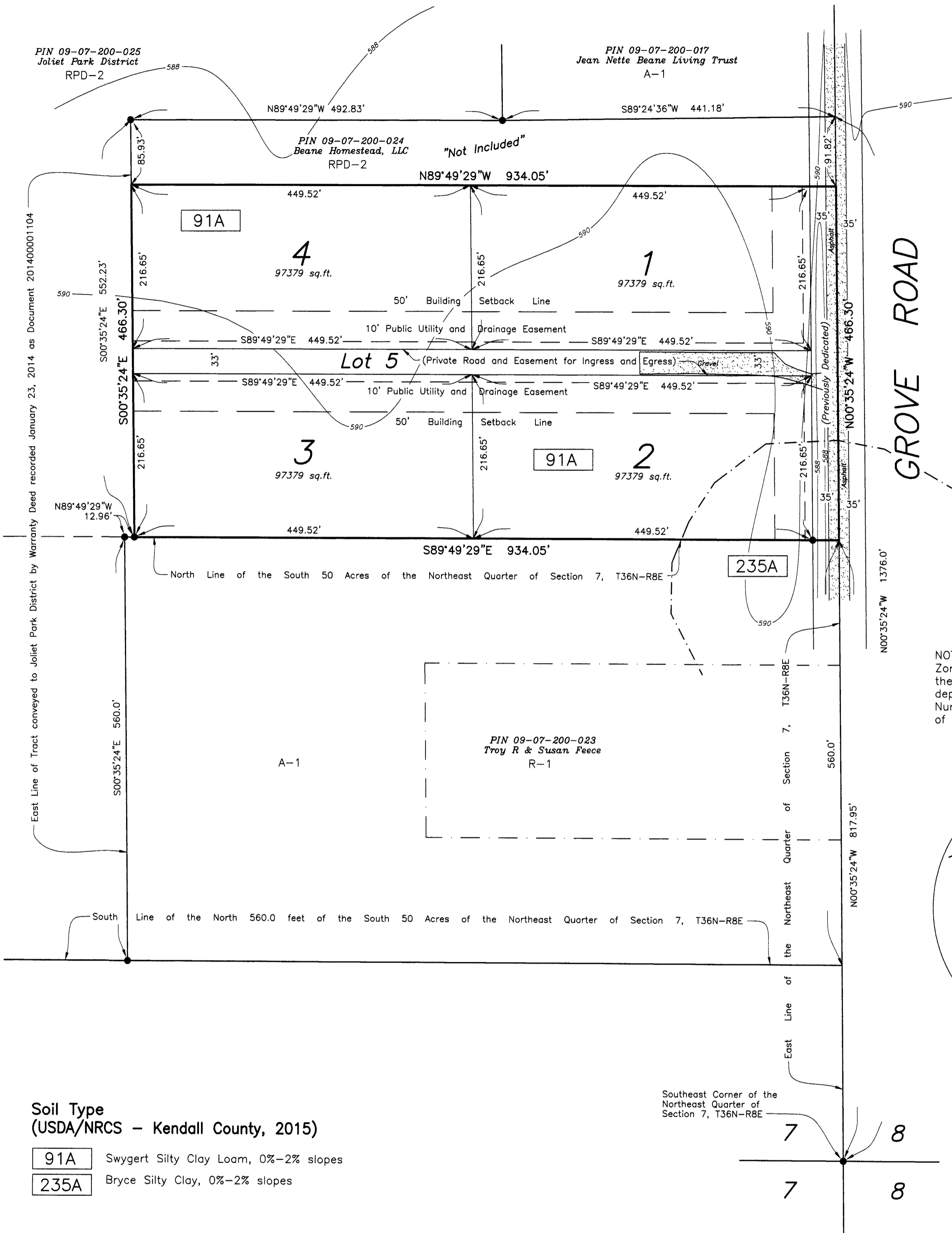
Staff recommends approval of the zoning map amendment. Additional information, however, is needed for the Preliminary and Final Plat.

ATTACHMENTS

1. Zoning Plat
2. Preliminary and Final Plat

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

N



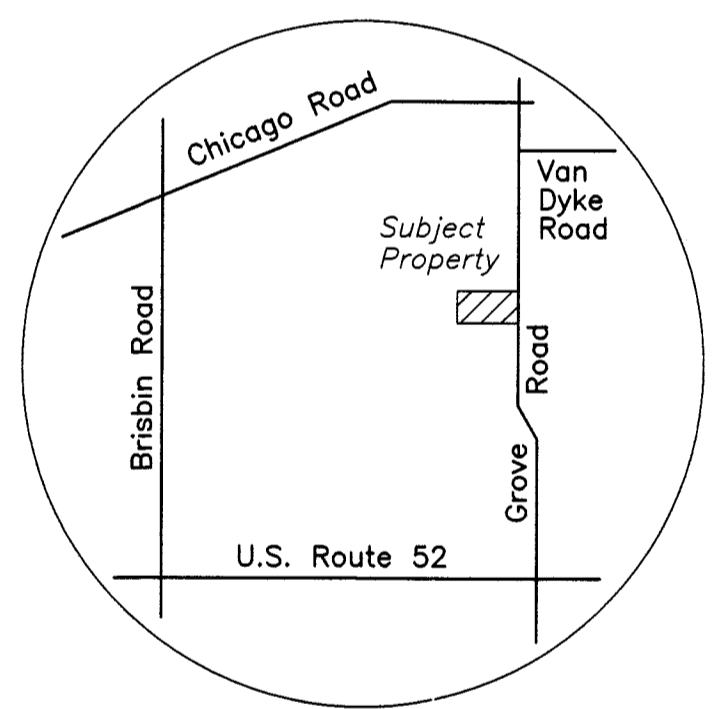
**SCALE
1"=100'**

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

NOTE: This property is vacant.

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

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



**LOCATION SKETCH
Not to Scale**

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

- 91A** Swygart Silty Clay Loam, 0%-2% slopes
- 235A** Bryce Silty Clay, 0%-2% slopes

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

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

DEVELOPER:

Beane Homestead, LLC
13217 Grove Road
Minooka, Illinois 60447

AREA TO BE REZONED:

435508 Sq.Ft. = 9.9979 Acres

PRESENT ZONING:

RPD-2 (Rural Planned Development)

PROPOSED ZONING:

R-2 (Residential District)

P.I.N.

09-07-200-024

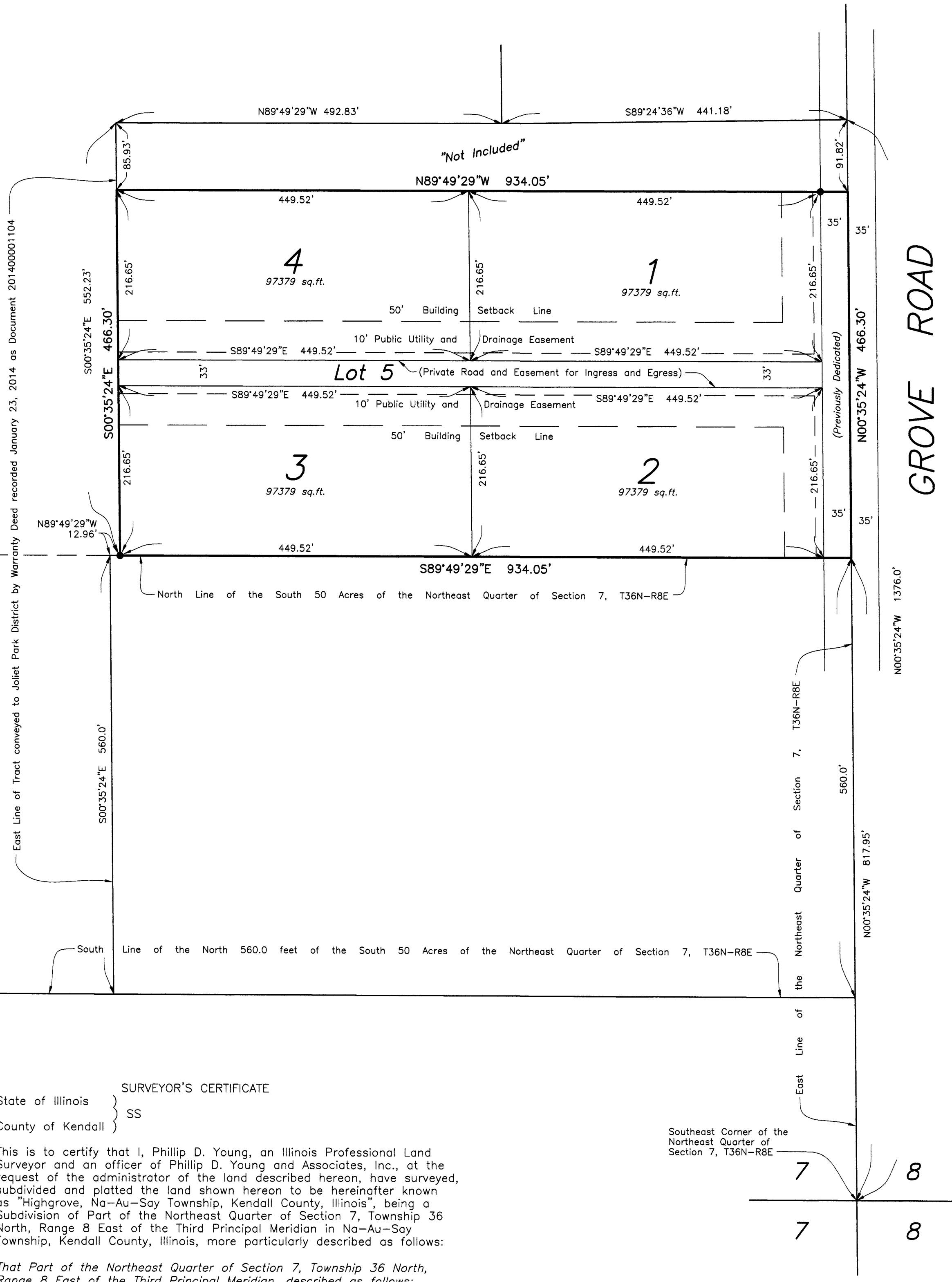
July 19, 2016

JOB NO.	16157
JOB NAME	HIGHGROVE
DWG FILE	16157B

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

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

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



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

 Na-Au-Say Township Highway Commissioner

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

 Suzanne J. Beane Casey, manager
 Beane Homestead, LLC
 13217 Grove Road
 Minoaka, Illinois 60447
NOTARY'S CERTIFICATE
 State of Illinois } SS
 County of Kendall }
 I, _____, a Notary Public in and for the County and State aforesaid, to hereby certify that Suzanne J. Beane Casey, who is personally known to me to be the same person whose name is subscribed to the foregoing Owner's and School Certificate, appeared before me this day, in person, and acknowledged that she signed and delivered the annexed plat as her own free and voluntary act for the uses and purposes therein set forth.
 Given under my hand and notarial seal this ____ day of _____, 20__.

 Notary Public
 My commission expires _____
COUNTY CLERK CERTIFICATE
 State of Illinois } SS
 County of Kendall }
 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
PLAT OFFICER CERTIFICATE
 State of Illinois } SS
 County of Kendall }
 Approved this ____ day of _____, 20__.

 Plat Officer

AREA TABLE

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

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

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

COUNTY RECORDER CERTIFICATE
 State of Illinois } SS
 County of Kendall }
 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

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

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

 Chairman of County Board
 County Clerk

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

 Village of Plattville Plan Commission, Chairman

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

 Mayor
 County Clerk

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

 City of Joliet Plan Commission, Chairman

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

 Mayor
 County Clerk

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

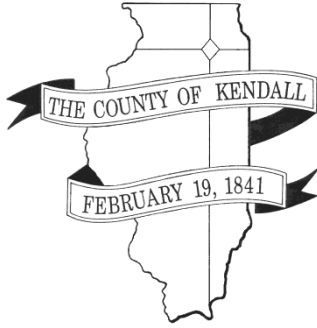
 Kendall County Health Department

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

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

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

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



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 16-22

**JA Schleining LLC d/b/a Jets Towing and Services
Zoning Map Amendment – A-1 (Agricultural) to M-1 (Limited
Manufacturing)**

SITE INFORMATION

PETITIONER JA Schleining LLC d/b/a Jets Towing and Services

ADDRESS 790 Eldamain Road

LOCATION East side of Eldamain Road; 1/3 mile south of Galena Road



TOWNSHIP Bristol

PARCEL # 02-06-300-009; -010

LOT SIZE 8.8 acres

EXITING LAND USE Towing Service, Truck Storage, Residential

ZONING A-1 (Agricultural)

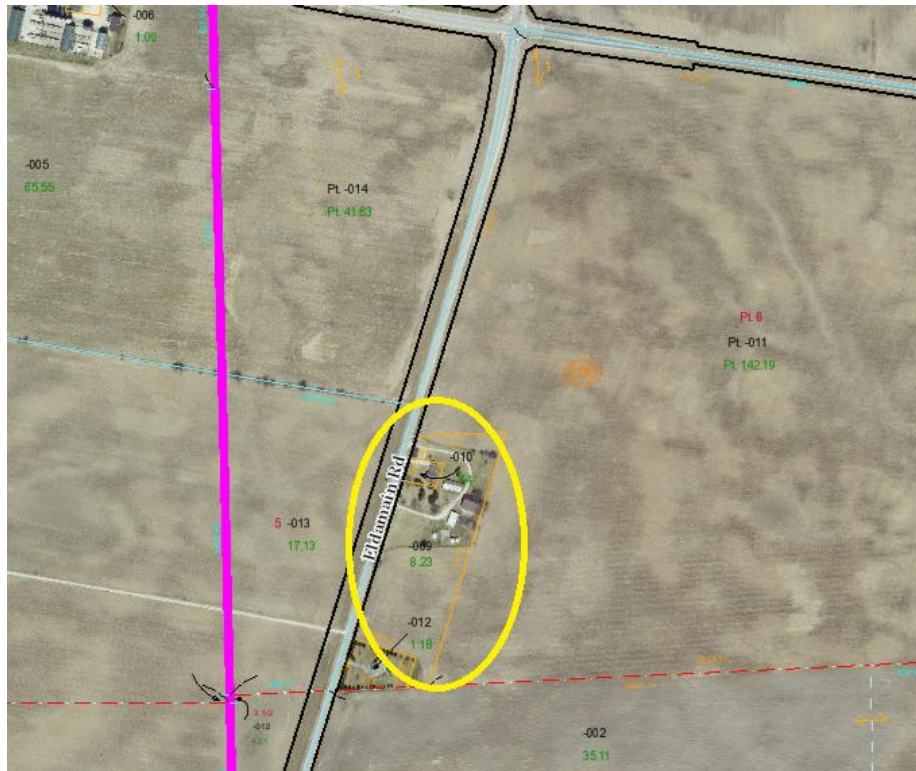
LRMP	Land Use	Mixed Use Business
	Roads	Eldmain Road is a County Road classified as a Minor Collector Roadway
	Trails	Proposed Local Yorkville Trail
	Floodplain/ Wetlands	None

REQUESTED ACTION Zoning Map Amendment to rezone from A-1 (Agricultural) to M-1 (Limited Manufacturing)

APPLICABLE REGULATIONS Section 13.07 – Zoning Map Amendments

SURROUNDING LAND USE

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



PHYSICAL DATA

ENDANGERED SPECIES REPORT

None received. Required prior to RPC.

NATURAL RESOURCES INVENTORY

An Executive Summary was issued by the Kendall County Soil & Water Conservation District in September 2015. This report indicated a LESA score of 181 – a low level of protection with 100% of the soils being somewhat limited for small commercial buildings

ACTION SUMMARY

BRISTOL TOWNSHIP

No Comments have been received.

UNITED CITY OF YORKVILLE

The United City of Yorkville will discuss at their August 10th Plan Commission meeting and at their August 23rd City Council meeting

GENERAL

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

MAP AMEDEMMENT

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

BUILDING CODES

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

SCREENING

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

Although the outdoor storage taking place on the property is at least 150' from residential districts, the petitioner will need to supply information addressing how storage of trucks will effectively be screened from adjacent properties with fencing and suitable landscaping.

PARKING

Section 11.02.F.2 of the Zoning ordinance requires all parking and drive aisles constructed or reconstructed to be improved with "permanent, concrete, unit paver, asphalt surface or some other environmentally friendly surface or green design practices. Asphalt paving shall include a 9" compacted gravel base and 3" asphalt covering, or equivalent." Currently, a gravel parking area and a gravel drive exists on the property.

It is staff's understanding that a variance may be sought from the petitioner for this requirement. Due to the intense use of trucks entering and exiting the site, staff does not recommend that the gravel drive and gravel parking area remain and recommends a hard surface be constructed for the parking and drive areas to prevent gravel being dragged out onto the roadway causing damage.

LIGHTING

Information should be submitted in lighting is provided on the site for the operation. All lighting must comply with Section 11 of the Zoning Ordinance.

CONCLUSION

The rezoning of the subject property from A-1 (Agricultural) to M-1 (Limited Manufacturing) is consistent with the County's Land Use Plan as well as the United City of Yorkville's. Staff is waiting to hear comments from the City. If rezoned to an M-1 zoning district, the property is required to be up to the standards of the M-1 district including required parking areas be constructed with a hard surface and proper fencing and screening of outdoor storage from adjacent properties.

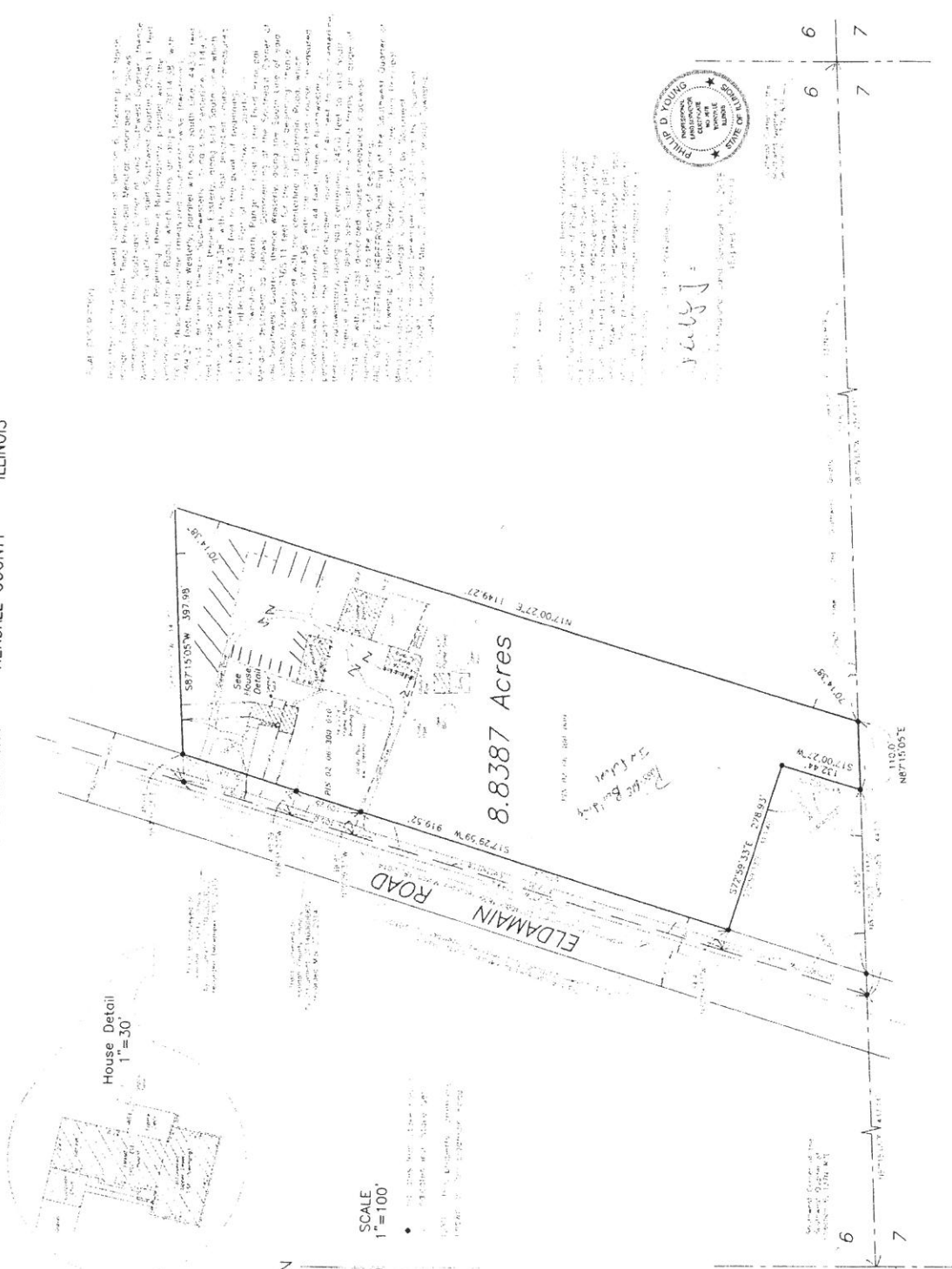
RECOMMENDATION

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

ATTACHMENTS

1. Plat of Survey

PLAT OF SURVEY OF
 PART OF THE SOUTHWEST QUARTER OF SECTION 6, T37N-R7E, 3rd PM
 BRISTOL TOWNSHIP KENDALL COUNTY ILLINOIS



See Drain
 See Ditch
 See Plat of Survey of Part of the Southwest Quarter of Section 6, Township 37 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, for a more complete description of the land shown on this plat.

SCALE
 1"=100'

- THE BOUNDARIES SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY CONDUCTED BY PHILLIP D. YOUNG AND ASSOCIATES, INC. ON JULY 1, 2011.
- THE SURVEY WAS CONDUCTED USING A TOTAL STATION AND A GPS RECEIVER.
- THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1984.
- THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING BOARD OF ILLINOIS.

8.8387 Acres
 Eldamain Road
 Ridge Building



July 1, 2011
 Phillip D. Young
 Surveyor
 State of Illinois