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**KENDALL COUNTY  
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE  
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560  
AGENDA**

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Wednesday, March 28, 2018 – 5:00 p.m.

CALL TO ORDER

ROLL CALL: Larry Nelson (Chair), Kendall County Regional Planning Commission Chairman or Designee (Bill Ashton), Kendall County Zoning Board of Appeals Chairman or Designee (Randy Mohr), Kendall County Board Chairman or Designee (Scott Gryder), Kendall County Soil and Water Conservation District Representative (Megan Andrews), Kendall County Planning, Building and Zoning Committee Chairman or Designee (Bob Davidson), Jeff Wehrl, and John Shaw

APPROVAL OF AGENDA

APPROVAL OF MINUTES

Approval of Minutes from January 24, 2018 Meeting (Pages 2-6)

Approval of Minutes from February 28, 2018 Joint Meeting with the Kendall County Regional Planning Commission (Pages 7-10)

NEW/OLD BUSINESS

1. Update on the Sewer Situation in the Village of Lisbon from Village President Paul Pope (Page 11)
2. Discussion of Proposed Amendments to the Land Resource Management Plan for Properties Along Route 47 in Lisbon Township (Pages 12-37)

OTHER BUSINESS/ANNOUNCEMENTS

CITIZENS TO BE HEARD/PUBLIC COMMENT

ADJOURNMENT Next regularly scheduled meeting on Wednesday, April 25, 2018

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.

**KENDALL COUNTY  
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**

*Kendall County Office Building  
Rooms 209 & 210  
111 W. Fox Street, Yorkville, Illinois  
5:00 p.m.  
Meeting Minutes of January 24, 2018*

**Members Present:** Larry Nelson (Chairman), Bill Ashton, John Shaw, Matthew Prochaska (Representing the County Board Chairman), Jeff Wehrli, and Megan Andrews

**Members Absent:** Bob Davidson and Randy Mohr

**Others Present:** Matt Asselmeier, Senior Planner

Chairman Larry Nelson called the meeting to order at 5:01 p.m.

1. **APPROVAL OF AGENDA**

Mr. Wehrli made a motion to approve the agenda. Mr. Prochaska seconded the motion. With a voice vote of six ayes, the motion carried.

2. **APPROVAL OF MINUTES**

Mr. Wehrli made a motion to approve the minutes of the December 20, 2017 meeting. Mr. Prochaska seconded the motion. With a voice vote of six ayes, the motion carried.

3. **NEW BUSINESS**

**Discussion of Land Resource Management Plan Amendments for Properties Along Route 47 in Lisbon Township**

Mr. Asselmeier summarized the changes to the proposed map. The Transportation Corridor area in the north was changed to Mixed Use Business. The Rural Settlement area south of Plattville Road was changed to Mixed Use Business. The Mining Area in the south was expanded east to Route 47.

The PBZ Committee reviewed the draft map at their meeting on January 8<sup>th</sup>. They suggested that the southeast corner of the intersection of Routes 47 and 52 be Mixed Use Business instead of Commercial because of the grain elevator at that location. They also suggested that the Mixed Use Business area on Route 52 west of 47 be removed and replaced with Commercial.

Discussion occurred regarding extending utilities from Lisbon to the Mining Area. Commonwealth Edison has two (2) rights-of-way in the area. The Committee was uncertain about the capacity of the Village of Lisbon's sewer treatment system.

Mr. Wehrli made a motion to recommend approval of the draft map to the Kendall County Regional Planning Commission with the changes proposed by the Planning, Building and Zoning Committee and to forward the draft map to the February 3<sup>rd</sup> Annual Meeting. Mr. Shaw seconded the motion. With a voice vote of six ayes, the motion passed unanimously.

The property owners impacted by the proposed changes and representatives from the Village of Lisbon, Township of Lisbon, and Village of Plattville will be invited to the meeting. Mr. Ashton will confirm the availability of the Fire Barn. February 28<sup>th</sup> will be the target date.

**Discussion of Land Resource Management Plan Amendments for Properties Along Route 47 in Kendall Township**

Mr. Asselmeier distributed a May 19, 2017 memo to the Ad-Hoc Zoning Ordinance Committee regarding Yorkville/Kendall County Future Land Use Plan Differences. Items 8-10 handled discussed differences in Kendall Township.

Discussion occurred regarding supplying services to properties south of Yorkville. Lift stations will probably be required. Oswego may try obtaining water from Lake Michigan.

The consensus of the Committee was:

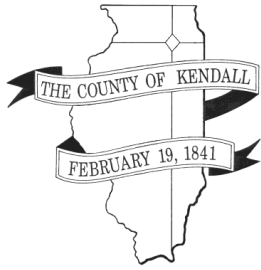
1. No residential classification along Route 47.
2. Outer roads continue north to Yorkville.
3. South of Caton Farm Road the width should be ½ mile and land should be Mixed Use Business
4. North of Caton Farm Road the width should be ¼ mile and land should be Commercial
5. Keep Public/Institutional at southeast corner of Ament and Route 47.

There were no additional comments from the public or press.

**Adjournment:**

The next meeting will be February 28, 2018. Mr. Wehrli made a motion to adjourn the meeting. Mr. Prochaska seconded the motion. With a voice vote of six ayes, the motion passed unanimously and the meeting adjourned at 5:56 p.m.

Respectfully submitted,  
Matthew H. Asselmeier, AICP  
Senior Planner



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## DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

### MEMORANDUM

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To: Ad-Hoc Zoning Ordinance Committee  
From: Matthew H. Asselmeier, AICP, Senior Planner  
Date: May 19, 2017  
Re: Yorkville/Kendall County Future Land Use Plan Differences

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At the March 22<sup>nd</sup> Ad-Hoc Zoning Ordinance Committee meeting, the Committee requested that Staff compare Yorkville's Future Land Use Map with the Future Land Use Map in the Land Resource Management.

Attached is a copy of the Yorkville Planning Area from the Land Use Resource Management. Differences are listed by number; the numbers on the map correspond to numbers listed below this paragraph.

1. Eldmain Road - The Land Resource Management Plan calls for this area to be Mixed Use Business. The Yorkville Plan calls for the area to be Estate Residential.
2. North Side of Galena Road Near Eldmain Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be Estate Residential.
3. Both Beecher Roads – The Land Resource Management Plan calls for this area to Mixed Use Business. The Yorkville Plan calls for the area to be Estate Residential.
4. Northeast Corner of Route 34 and Beecher Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be Suburban Residential.
5. Southeast Corner of Route 47 and Corneils Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be General Industrial.
6. Southeast Corner of Route 47 and Cannonball Trail – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be Estate Residential.
7. Area along Blackberry Creek by River Road – The Land Resource Management Plan calls for this area to be Suburban Residential. The Yorkville Plan calls for this area to be Parks or Institutional.
8. West Highpoint Road West of Lisbon Road – The Land Resource Management Plan calls for this area to be Mixed Use Business. The Yorkville Plan calls for this area to be Estate Residential.

Ad-Hoc Memo  
May 15, 2017

9. South of Yorkville City Limits – The Land Resource Management Plan calls for Residential, Commercial and Transportation Corridor. The Yorkville Plan calls for this area to be Estate Residential and Agricultural Zone.
10. Route 126 at Minkler Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for this area to be Estate Residential.

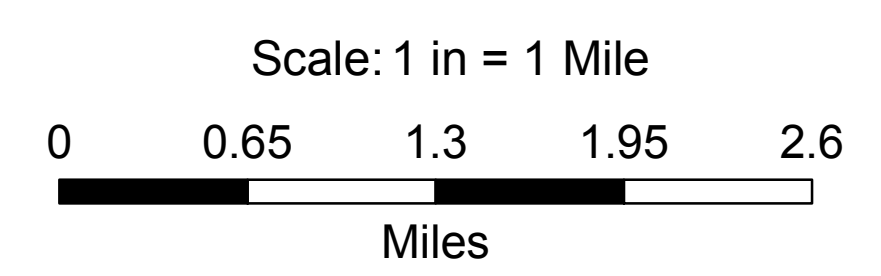
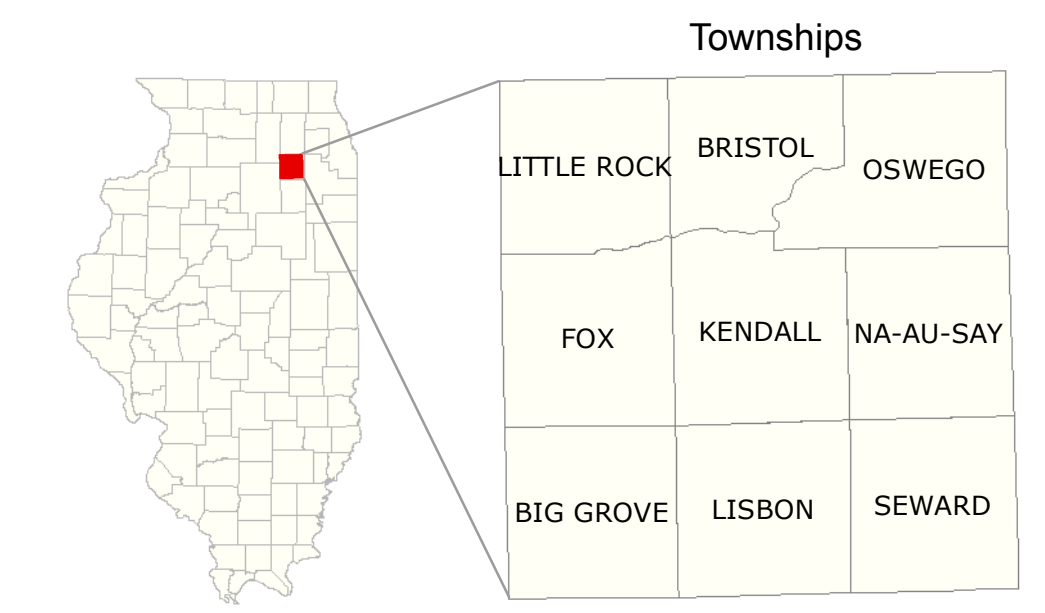
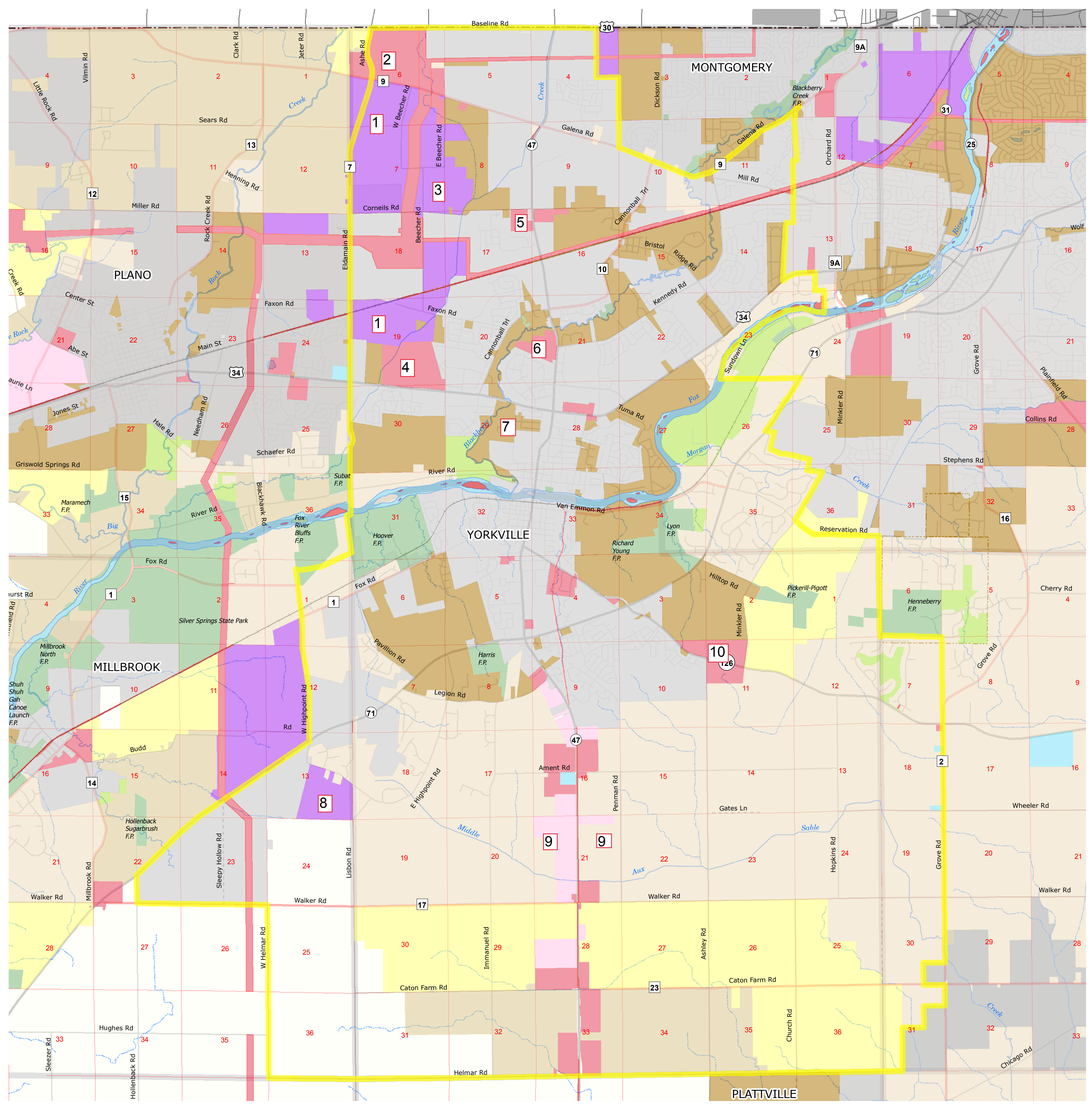
MHA

ENC: Future Land Use in Yorkville Planning Boundary Map

# Future Land Use in Yorkville Planning Boundary KENDALL COUNTY

- 2017 -

<http://www.co.kendall.il.us>



## Legend

- ADJACENT COUNTY
  - COUNTY
  - INTERSTATE
  - STATE
  - FEDERAL
  - BITUMINOUS
  - GRAVEL
  - DIRT
  - LOCAL
  - RAILROAD
  - SECTIONS
  - POLITICAL TOWNSHIPS
  - COUNTY FOREST PRESERVE
  - STATE PARK
- BoundaryAgreements
- Future Land Use**
  - Land Use Type**
  - Urban Areas - Incorporated
  - Suburban Residential - Max Density 1.00 DU Acres
  - Rural Residential Max Density 0.65 DU Acres
  - Rural Estate Residential Max Density 0.45 DU Acre
  - Countryside Residential Max Density 0.33 DU Acre
  - Commercial
  - Commonwealth Edison
  - Mixed Use Business
  - Transportation Corridors
  - Mining
  - Potential Mining District
  - Public/Institutional
  - Agriculture
  - Open Space
  - Forest Preserve/State Parks
  - Unknown



**Kendall County GIS**  
 111 West Fox Street - Room 308  
 Yorkville, Illinois 60560-1498  
 630.553.4030

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE**

*Plattville Fire Barn  
6410 Chicago Road, Yorkville, Illinois*

**Unapproved Joint Meeting Minutes of February 28, 2018**

Comprehensive Land Plan and Ordinance Committee Chairman Nelson called the meeting to order at 7:04 p.m.

**ROLL CALL**

Kendall County Regional Planning Commission Members Present: Bill Ashton, Roger Bledsoe, Tom Casey, Larry Nelson, Ruben Rodriguez, Claire Wilson, Budd Wormley, and Angela Zubko

Kendall County Comprehensive Land Plan and Ordinance Committee Members Present: Larry Nelson, Bill Ashton, and Randy Mohr

Members Absent: Scott Gryder, Megan Andrews, Bob Davidson, John Shaw, and Jeff Wehrli

Staff Present: Matthew H. Asselmeier, Senior Planner

In the Audience: Kaitlyn Pope, James Morris, Paul Pope, Laurie Friestad, Dana Friestad, Donald Anderson, Scott Wallin, Bill Fielder, Scott Friestad, Kristin Friestad, Sharon Friestad, Bob Friestad, Marissa Friestad, Maddie Friestad, Kirk Friestad, and Patrick Pope

**APPROVAL OF AGENDA**

Without objection, the agenda was approved.

**CITIZENS TO BE HEARD ON PETITION**

**Petition 18-04 Kendall County Regional Planning Commission**

Chairman Nelson explained the purpose of the meeting. After reviewing the comments, an official public hearing will be called in the future. The purpose of this meeting was to obtain feedback on the proposal from the residents of Lisbon Township. The proposal is still in the drafting stage.

Mr. Asselmeier summarized the request. The proposal amends the future land use map for properties located near Route 47 in Lisbon Township. Proposed changes include:

1. Changing the Agricultural Area West of Route 47 from Slightly North of Townhall Road to the Kendall/Grundy County Line to Mining
2. Changing the Agricultural Area East of Route 47 from the Kendall/Grundy County Line North for a Distance of 0.50 Miles to Commercial
3. Changing the Agricultural Area at the Northwest, Southwest, and Northeast Quadrants of the Intersection of Routes 47 and 52 to Commercial
4. Changing the Agricultural Area at the Intersection of Route 47 and Plattville Road to Commercial
5. Removing Rural Settlement Classification from Map
6. Remaining Properties Along Route 47 from the Kendall/Grundy County Line to the Lisbon/Kendall Township Line Not Impacted by 1-5 Above Shall Be Changed from Agricultural to Mixed Use Business

Chairman Nelson noted that, if the proposal was approved, the County would entertain proposals to rezone property from A-1 to another zoning classification. No properties would be rezoned without the owner

initiating a request. Chairman Nelson also noted that the widening of Route 47 to four (4) lanes was the catalyst causing the examination of future land uses in this area.

Mr. Mohr stated that the Committee is aware of road cuts along Route 47. Outer roads are proposed to avoid vehicle staging issues on Route 47. Mr. Nelson invited residents to contact the Planning, Building and Zoning Department to look over the road cut information.

Mr. Mohr noted that any developments near the intersection of Routes 47 and 52 could connect to the Village of Lisbon's sewer system.

William Fielder asked how Plattville handles sewage matters. The Committee's understanding was that Plattville is served by private septic systems and not public sewer. Discussion occurred regarding the extent of the overburden. Many retail businesses, like Casey's, do not require extensive sewer systems.

Discussion occurred regarding the importance of having an up-to-date plan and the role of the plan in reviewing rezoning requests.

William Fielder asked if the mining area will be expanded. The proposal expands the mining area to Route 47. Appropriate berming will be required along Route 47 per the existing Kendall County Zoning Ordinance. Discussion occurred regarding the Village of Lisbon's Comprehensive Plan and the mining area stated in the Village's plan.

Discussion occurred regarding the elimination of the rural settlement and transportation corridor designation. Mr. Asselmeier noted that the concern was to have businesses that would not conflict with mining while allowing Plattville and Lisbon opportunities for sales tax generating businesses along Route 47. The mining area was placed in the proposed location because that location has the natural resources that could be mined. The consensus of the Committee was not to allow residential uses along Route 47.

Kirk Friestad asked about plans to protect farmland. He expressed concerns that, if the proposal is approved, someone could ask to rezone property from agricultural to non-agricultural. The zoning of properties would not change unless the owner requested the change. Discussion occurred regarding potential annexation activities of the City of Joliet. Mr. Mohr expressed his opinion that the proposal will protect farmland west of Route 47 due to the cost of extending sanitary sewers. Discussion occurred regarding preserving farmland. Scott Friestad echoed Kirk Friestad's opinion about the potential of opening the door to rezoning in the future; he would like the area south of Route 52 to remain agricultural.

Discussion occurred regarding the potential placement of a residential subdivision outside of Lisbon and the impact of that proposal on local schools.

The suggestion was made to wait ten (10) years before updating the plan.

Discussion occurred regarding the creation of the mining zoning district and the impact of the Village of Lisbon's annexation of the quarries. The Village's standards were less strict than the County's standards.

Discussion occurred regarding the Village of Lisbon's sewer system. Chairman Nelson requested that the resident of Lisbon with knowledge of the Village of Lisbon's sewer situation to attend a future Comprehensive Land Plan and Ordinance Committee meeting. The Committee meets the fourth Wednesday of the month at 5:00 p.m. in Yorkville. Chairman Nelson will invite the County Board members to the meeting.



There are no current population projections for the County. Few new developments will come in until the available lot inventory decreases.

If the future land use map is changed, the County would have difficulty denying a rezoning request that complies with the County's plan.

Discussion occurred regarding legalities of grandfathering and court-order zoning.

Discussion occurred regarding the activities of Oswego on Orchard Road.

Both Committees will take the comments provided under consideration and examine the proposed map for amendments. After the Comprehensive Land Plan and Ordinance Committee determines that an official proposal exists, the Regional Planning Commission would schedule an official public hearing and start the adoption process.

The overwhelming majority of the public in attendance favored maintaining the entire corridor as agricultural. A small minority favored small businesses like Casey's at Routes 47 and 52. Nobody in the audience favored commercial and industrial uses along the corridor when specifically asked.

Discussion occurred regarding estate residential land use along Eldamain Road outside Yorkville.

The suggestion was made that the County examine their industrial zoning regulations to ensure that proper regulations exist before changes take place along Route 47.

No open petitions for rezoning presently exist along the corridor.

On curbed, four (4) lane roads, the maximum speed limit is forty-five (45) miles per hour.

This proposal will be discussed further at the March 28, 2018 Comprehensive Land Plan and Ordinance Committee. The earliest a hearing will be scheduled is April or May.

Chairman Nelson thanked everyone for their participation and comments.

#### **CITIZENS TO BE HEARD/ PUBLIC COMMENT**

None

#### **OTHER BUSINESS/ANNOUNCEMENTS**

None

#### **ADJOURNMENT**

Mr. Mohr made a motion, seconded by Mr. Ashton, to adjourn. With a voice vote of all ayes, the motion passed unanimously. The joint meeting of the Kendall County Comprehensive Land Plan and Ordinance Committee and Kendall County Regional Plan Commission meeting adjourned at 8:50 p.m.

Respectfully submitted by,  
Matthew H. Asselmeier, AICP  
Senior Planner

Enc.

**KENDALL COUNTY  
 COMPREHENSIVE LAND PLAN AND ORDINANCE COMMITTEE  
 REGIONAL PLANNING COMMISSION  
 SIGN-IN SHEET  
 FEBRUARY 28, 2018**

NAME & Organization if Applicable	ADDRESS (Physical and E-Mail)
Kathyn Pope Village of Lisbon	
JAMES MORRIS VILLAGE OF LISBON	
Paul Pope Lisbon Village board	
LAURIE FRIESTAD	
Dana Friestad	
Donald Anderson	
Scott Wallin	
Bill Fielder	
Scott Friestad	
Kristin Friestad	
Storm Mustat	
Bob Mustat	
Marissa Friestad	
Maddie Friestad	
Kirst Friestad	
Patricia Pope	

## **Matt Asselmeier**

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**From:** Lisbon Village of [v-lisbon@att.net]  
**Sent:** Tuesday, March 13, 2018 6:14 PM  
**To:** Matt Asselmeier  
**Subject:** Re: Invitation to March 28th Comprehensive Land Plan and Ordinance Committee Meeting

President Paul Pope will be able to attend the meeting on March 28th.  
I'm sorry for the late response.

On Monday, March 5, 2018 10:07 AM, Matt Asselmeier <[masselmeier@co.kendall.il.us](mailto:masselmeier@co.kendall.il.us)> wrote:

Kaitlyn:

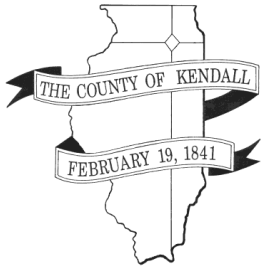
I would like to invite Mayor Pope to the March 28<sup>th</sup> Kendall County Comprehensive Land Plan and Ordinance Committee meeting to discuss the Village's sewer situation (what has happened, the current situation, and Lisbon's future sewer plans). This meeting is at 5:00 p.m. in Rooms 209 and 210 on the second floor of 111 W. Fox Street in Yorkville.

Please let me know if the Mayor is available to attend. I would like to know his availability as soon as possible because I would like to invite the County Board members to the meeting as well.

If you or he have any questions, please let me know.

Thanks,

Matthew H. Asselmeier, AICP  
Senior Planner  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498  
PH: 630-553-4139  
Fax: 630-553-4179



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## DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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February 9, 2018

RE: Draft Changes to the Kendall County Future Land Use Map for Properties Adjacent to Route 47 in Lisbon Township

Dear Property Owner:

The Kendall County Regional Planning Commission and Kendall County Comprehensive Land Plan and Ordinance Committee are considering changing the Future Land Use Map for properties located adjacent to Route 47 in Lisbon Township. In general, the proposed changes are as follows:

1. Changing the Agricultural Area West of Route 47 from Slightly North of Townhall Road to the Kendall/Grundy County Line to Mining
2. Changing the Agricultural Area East of Route 47 from the Kendall/Grundy County Line North for a Distance of 0.50 Miles to Commercial
3. Changing the Agricultural Area at the Northwest, Southwest, and Northeast Quadrants of the Intersection of Routes 47 and 52 to Commercial
4. Changing the Agricultural Area at the Intersection of Route 47 and Plattville Road to Commercial
5. Removing Rural Settlement Classification from Map
6. Remaining Properties Along Route 47 from the Kendall/Grundy County Line to the Lisbon/Kendall Township Line Not Impacted by 1-5 Above Shall Be Changed from Agricultural to Mixed Use Business

The existing Future Land Use Map and the Draft Future Land Use Map are enclosed for your reference. The map key is:

Mining=M-3 (Mining and Mining Related Uses)

Mixed Use Business=B-6, M-1, M-2 and M-3 (Large Office and Manufacturing Uses)

Commercial= B-1, B-2 and B-3 (Small Office and Retail Uses)

A meeting to obtain input from property owners impacted by this proposal shall be held on Wednesday, **February 28<sup>th</sup> at 7:00 p.m.** at the Plattville Fire Barn (**6410 Chicago Road**). Both Committees may make changes to the Draft Future Land Use Map based on the comments received at this meeting. A public hearing and review by the County Board will be required prior to the adoption of a final proposal.

If the Draft Future Land Use Map is approved, the zoning of your property will **NOT** change unless the property owner requests a change. The current uses of your property will **NOT** change unless the property owner initiates the change.

If you have any questions regarding this letter or meeting, please contact Matt Asselmeier, Kendall County Senior Planner at 630-553-4139 or [masselmeier@co.kendall.il.us](mailto:masselmeier@co.kendall.il.us).

Sincerely,

**THE COUNTY OF KENDALL**

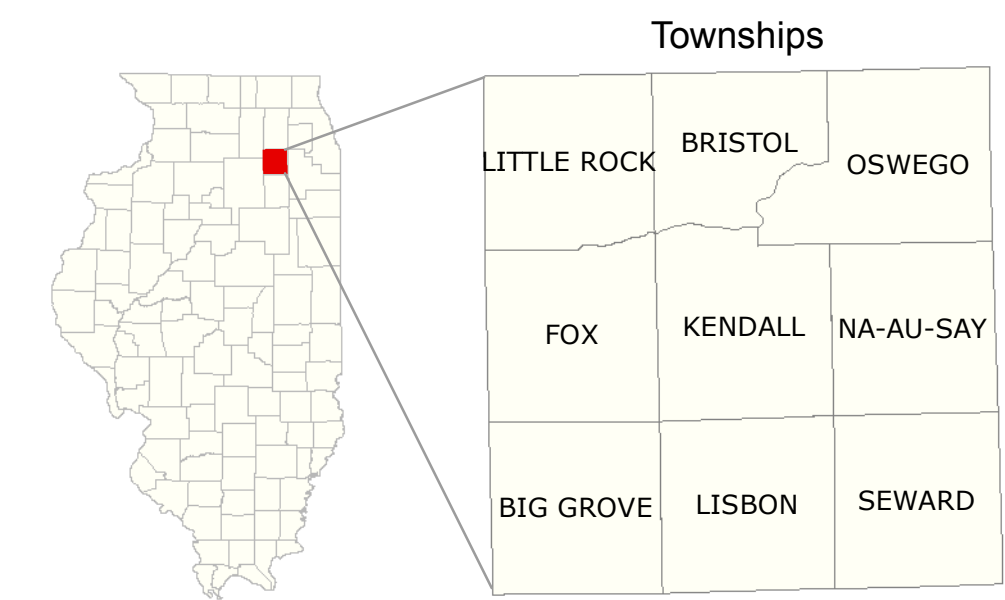
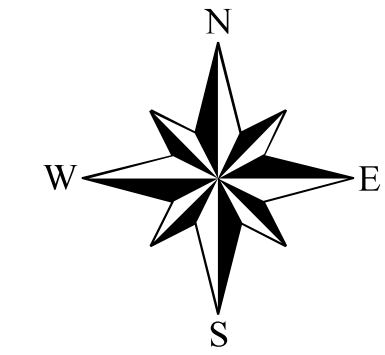
Matthew H. Asselmeier, AICP  
Senior Planner

Encs: Current Future Land Use Map  
Draft Future Land Use Map

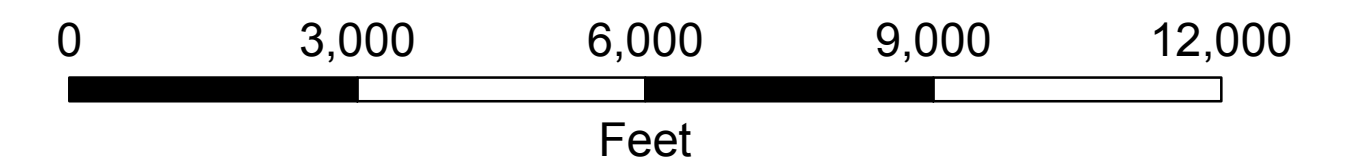
# Future Land Use Lisbon Township KENDALL COUNTY

- 2017 -

<http://www.co.kendall.il.us>



Scale: 1 in = 2,000 feet

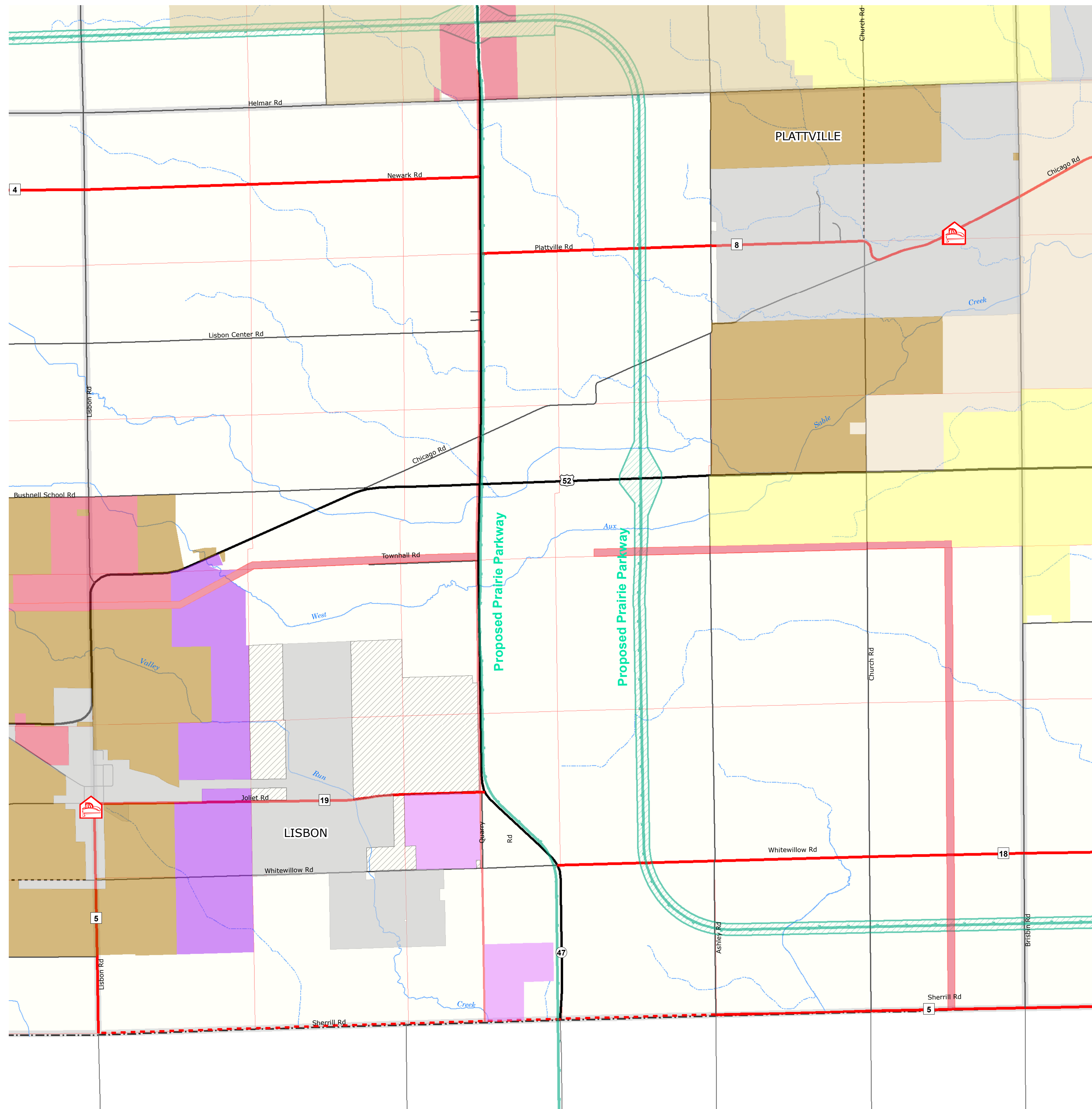


## Legend

### Future Land Use

#### Land Use Type

- Urban Areas - Incorporated
- Suburban Residential - Max Density 1.00 DU Acres
- Rural Residential Max Density 0.65 DU Acres
- Rural Estate Residential Max Density 0.45 DU Acre
- Countryside Residential Max Density 0.33 DU Acre
- Commercial
- Commonwealth Edison
- Mixed Use Business
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Agriculture
- Open Space
- Forest Preserve/State Parks
- Unknown
- FEIS\_centerline
- Protected Corridor - 2007



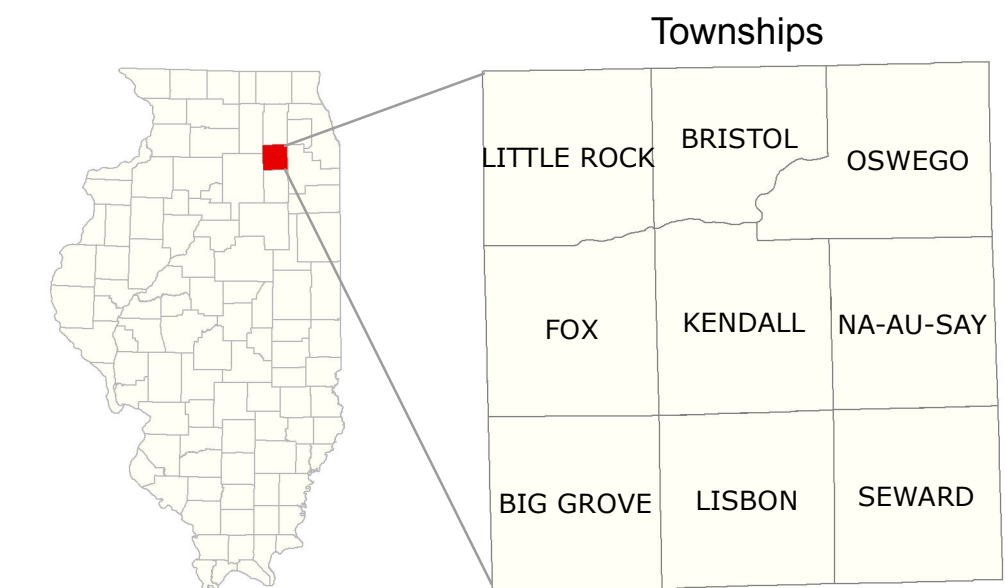
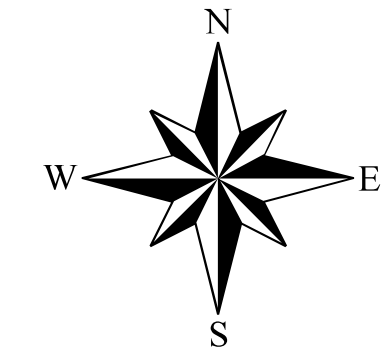
**Kendall County GIS**

111 West Fox Street - Room 308  
Yorkville, Illinois 60560-1498  
630.553.4030

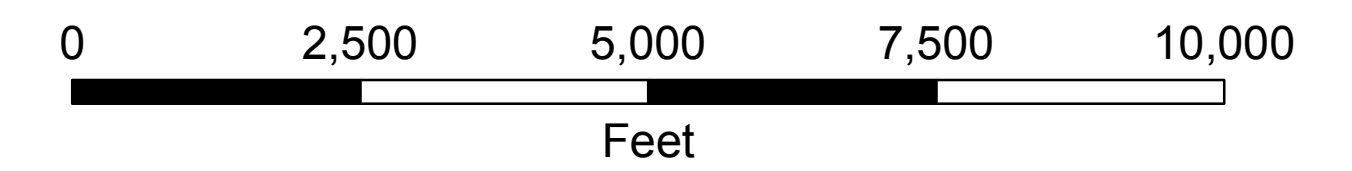
# DRAFT Lisbon Future LRMP Helmar Rd to Sherrill Rd KENDALL COUNTY

- 2018 -

<http://www.co.kendall.il.us>



Scale: 1 in = 1,667 feet



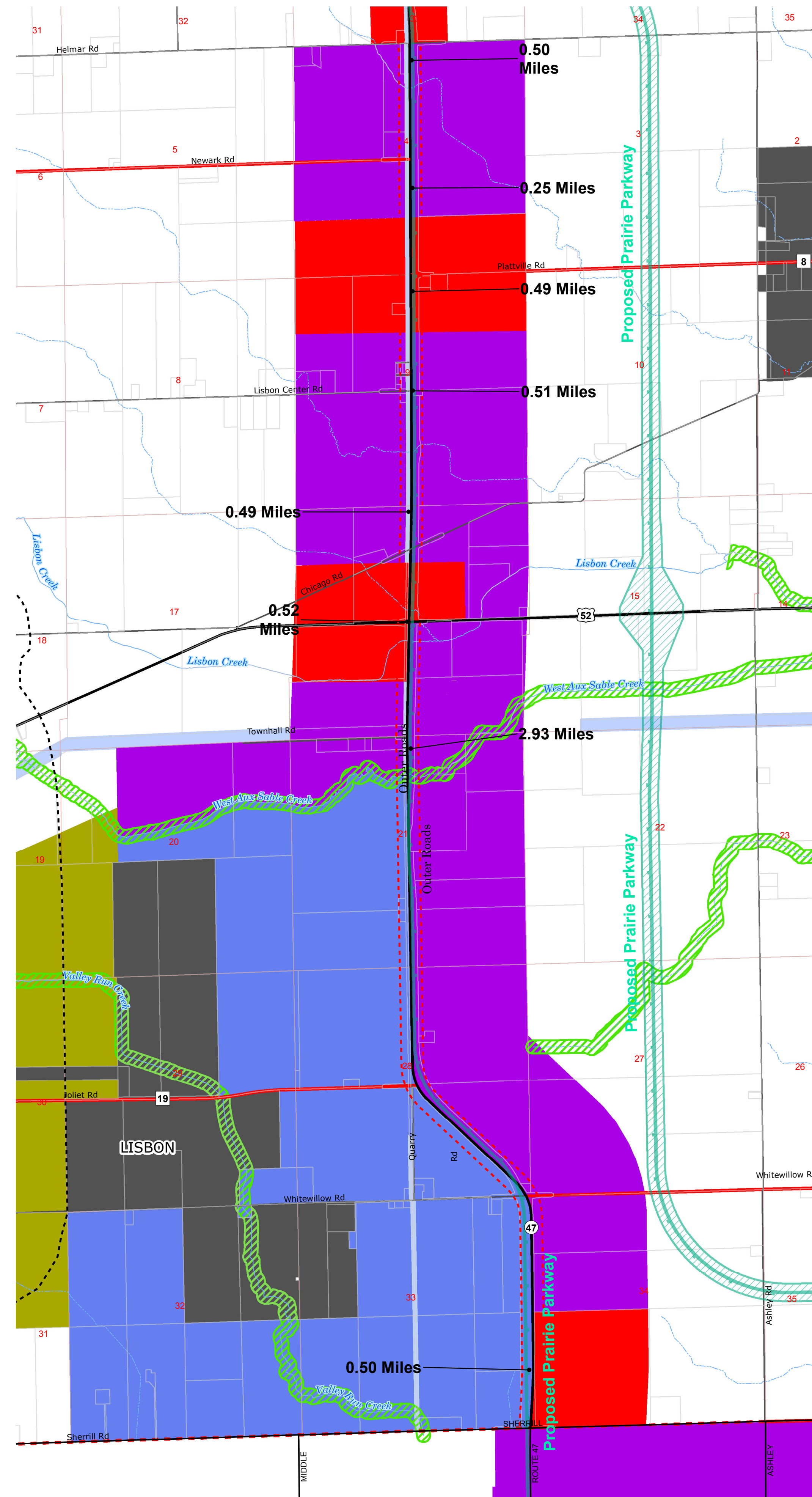
## Legend

- - - Outer Roads
- - - Proposed Roadways

### Future LRMP

#### Abbreviation

- Natural Resource Areas
- Grundy Mixed Use Business
- Court Ordered Mining
- Open Space
- Urbanized Areas
- Mixed Use Business
- Transportation Corridors
- Public Institutional
- Mining
- Rural Settlements
- Commercial
- Continued Growth Suburban Residential



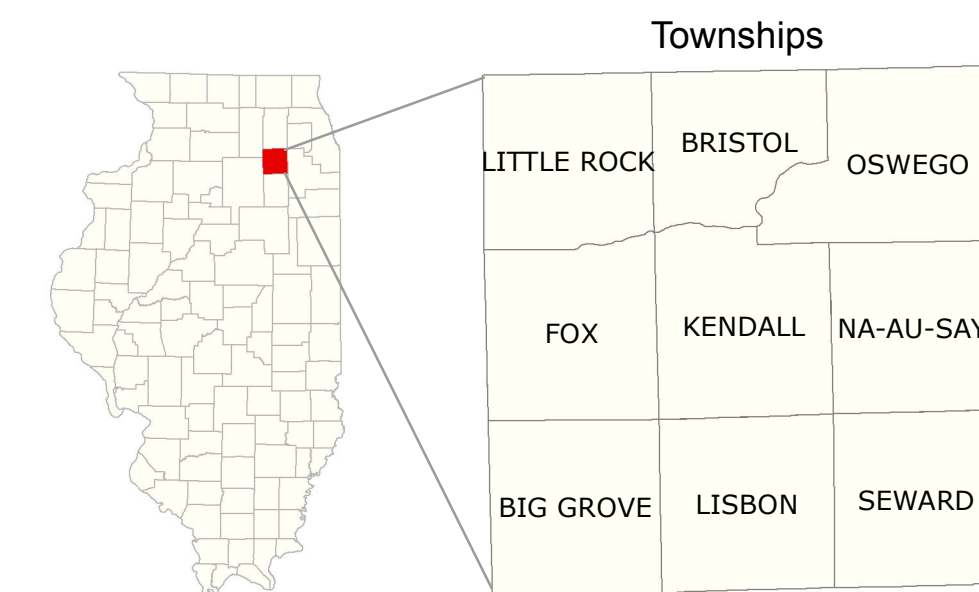
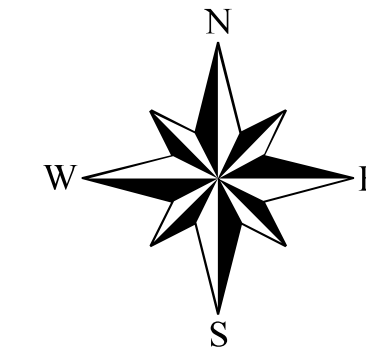
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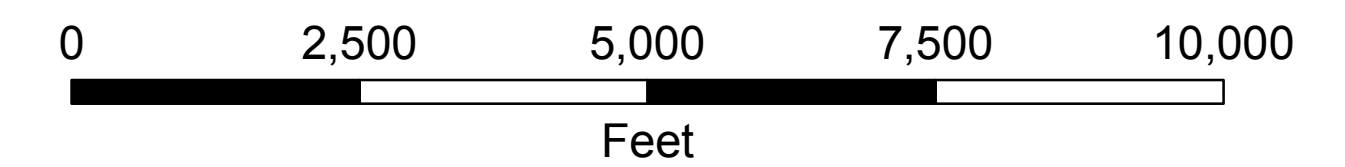
# DRAFT Lisbon Future LRMP Helmar Rd to Sherrill Rd KENDALL COUNTY

- 2018 -

<http://www.co.kendall.il.us>



Scale: 1 in = 1,667 feet



## Legend

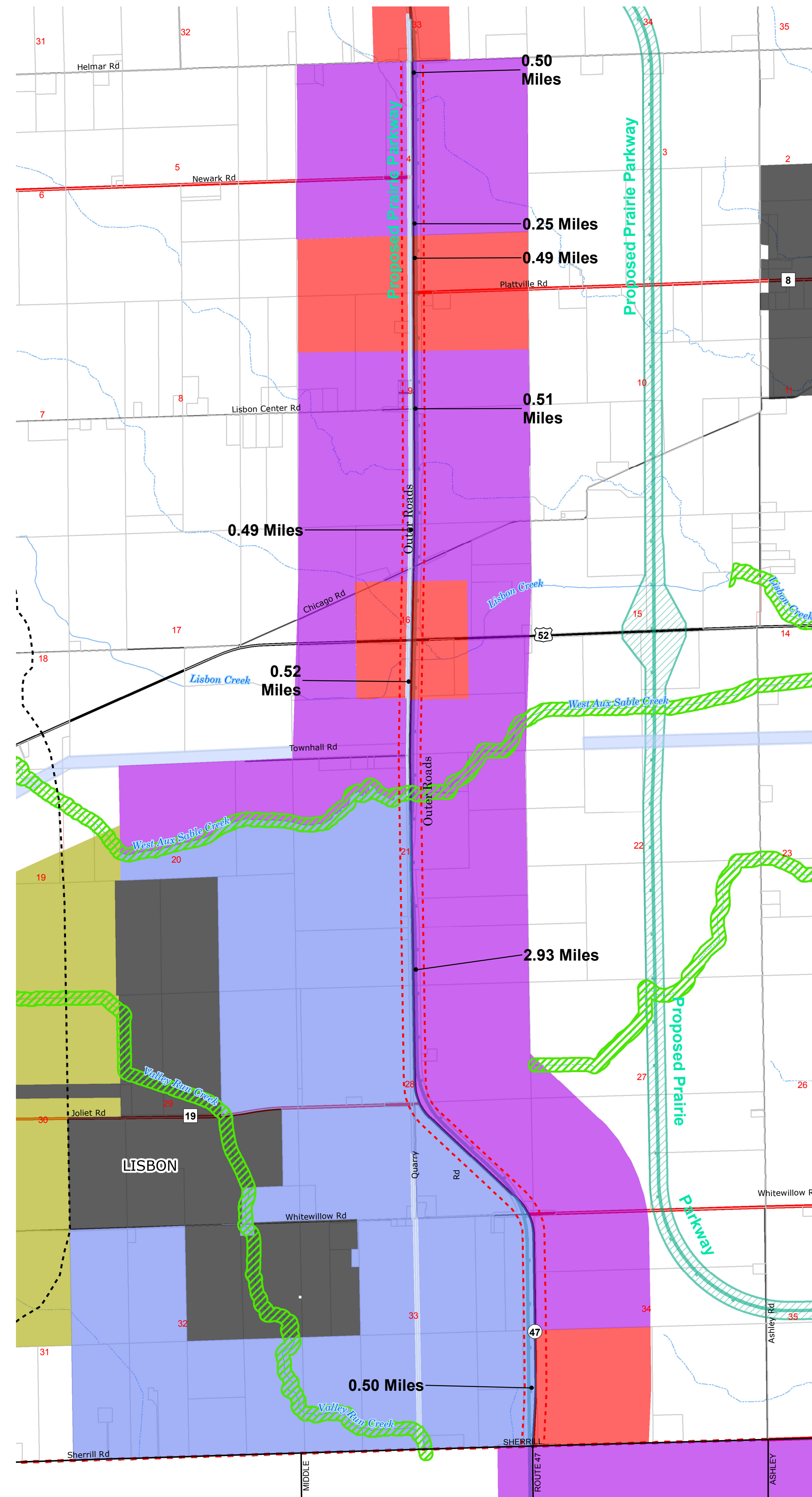
--- Outer Roads

--- Proposed Roadways

### Future LRMP

#### Abbreviation

- Natural Resource Areas
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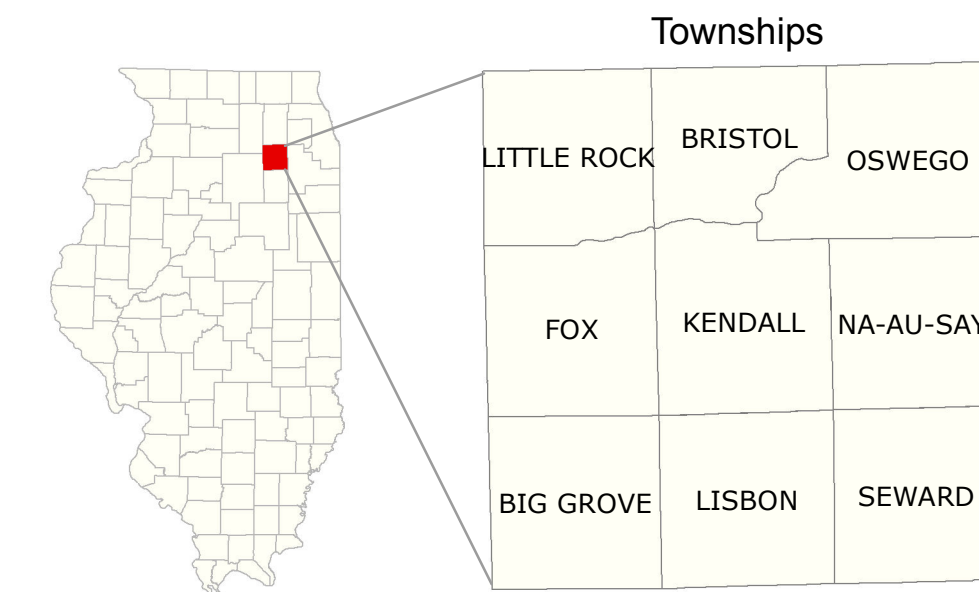
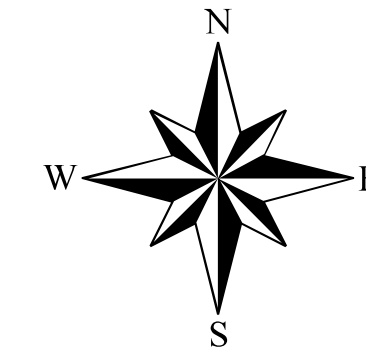
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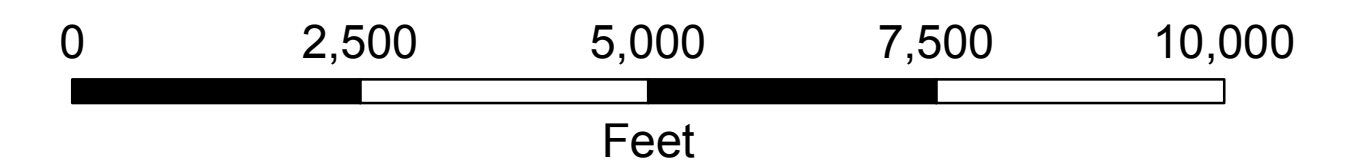
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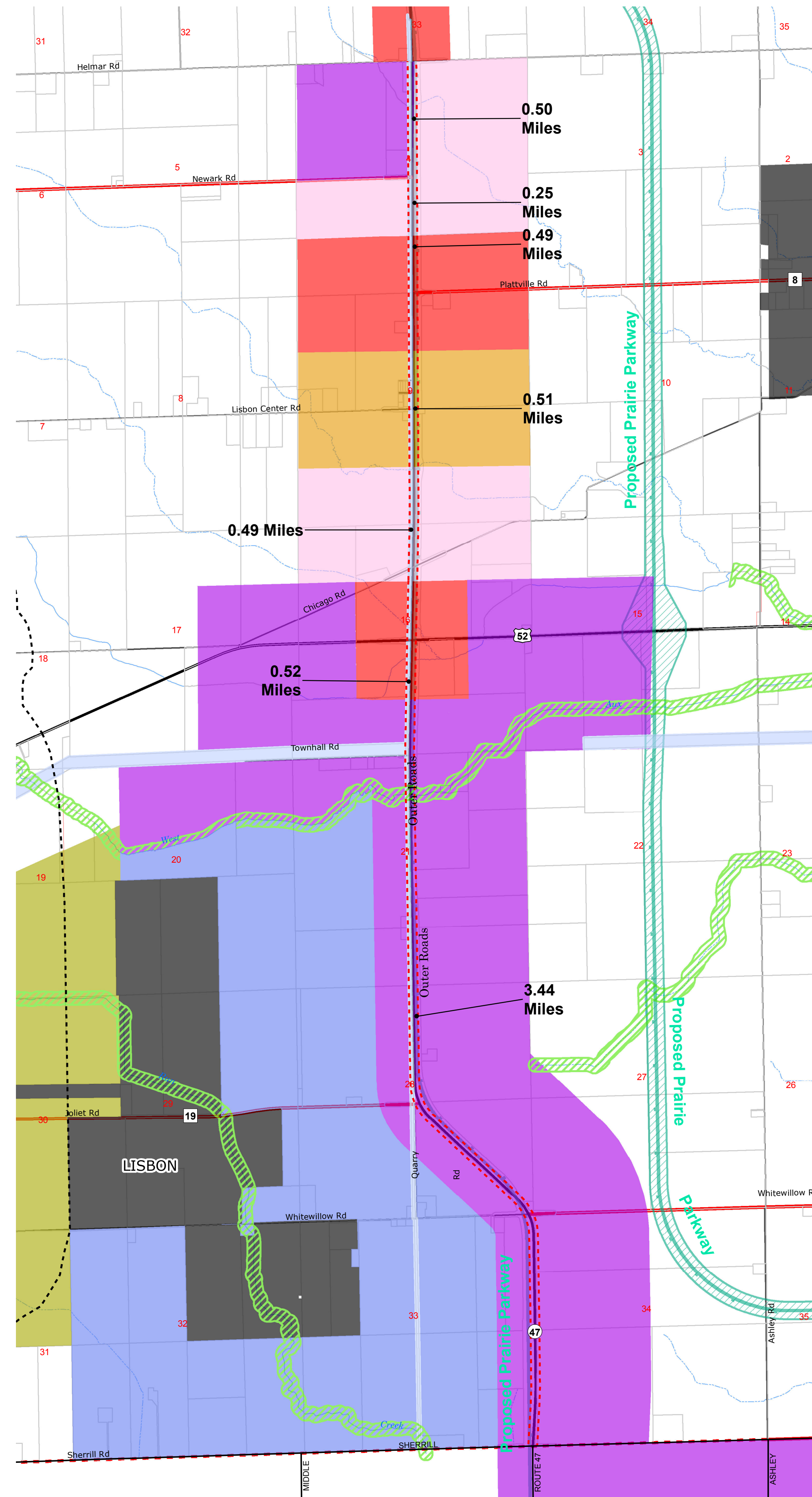


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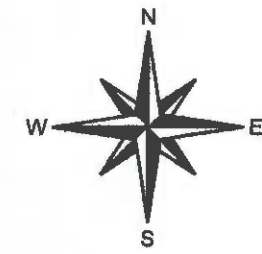
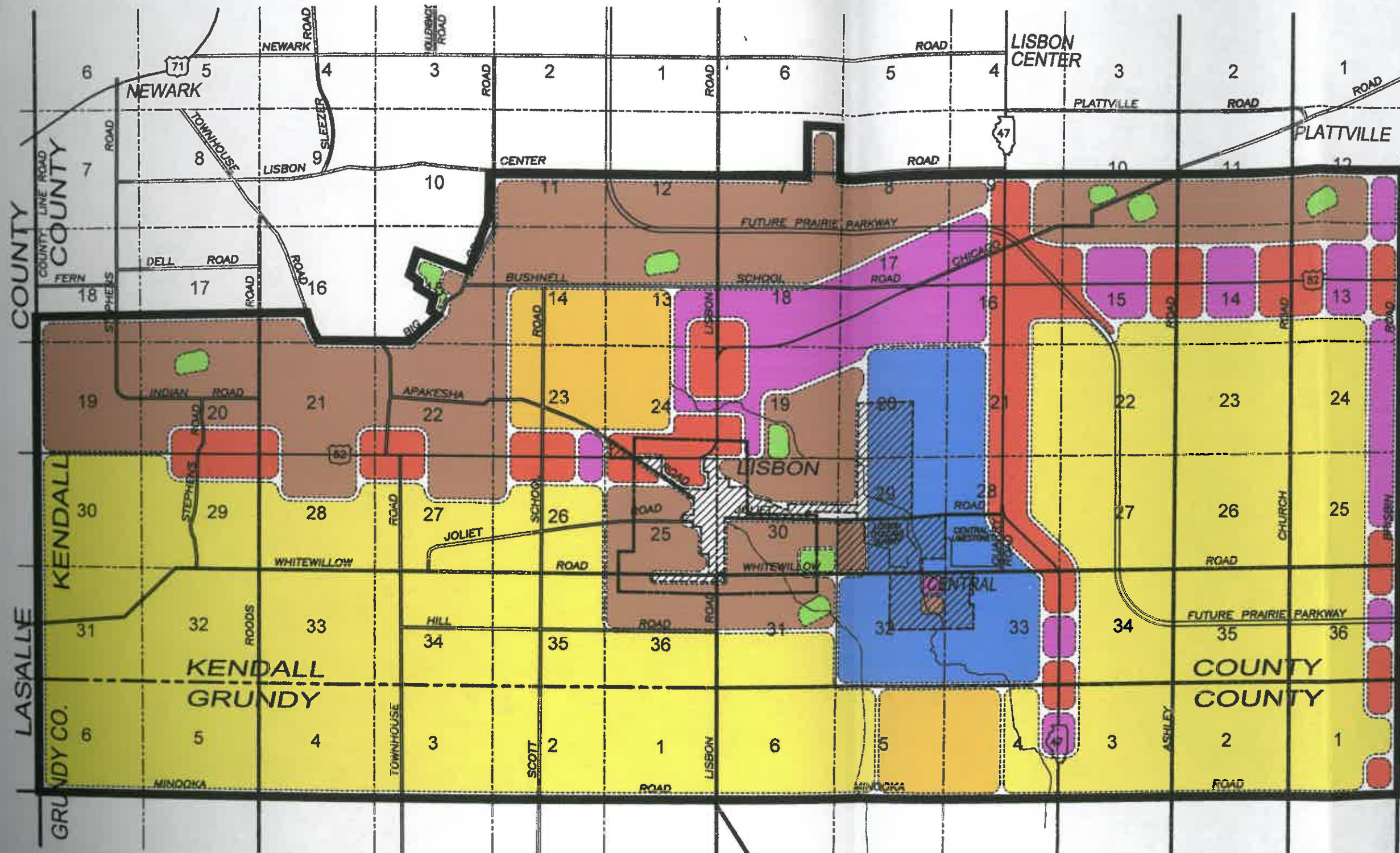
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- Outer Roads
- Proposed Roadways
- Future LRMP**
- Abbreviation**
- Natural Resource Areas
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- Transportation Corridors
- Public Institutional
- Mining
- Rural Settlements
- Commercial
- Continued Growth Suburban Residential













**Kendall County GIS**  
111 West Fox Street - Room 308  
Yorkville, Illinois 60560-1498  
630.553.4030

RANGE 6 EAST RANGE 7 EAST



**LEGEND**

-  LISBON COMPREHENSIVE BOUNDARY
-  EXISTING LISBON VILLAGE LIMITS
-  ORIGINAL LISBON VILLAGE LIMITS
-  COMMERCIAL
-  MIXED USE BUSINESS
-  MINING
-  OPEN SPACE
-  1 ACRE CITY LOTS
-  INDUSTRIAL
-  AGRICULTURAL

TOWNSHIP 34 NORTH  
TOWNSHIP 33 NORTH

RANGE 6 EAST RANGE 7 EAST

DRAWN BY: MAB	DATE: 8/14/07
CHECKED BY: GRC	

REVISIONS	
DATE	BY
10/25/06	MAB
11/13/06	MAB
11/20/06	MAB

**CHAMLIN ASSOCIATES**  
PERU MORRIS ILLINOIS

**COMPREHENSIVE PLANNING MAP**  
VILLAGE OF LISBON, KENDALL COUNTY, ILLINOIS

PLANNING AREAS

SCALE: 1 = 1700	SHEET
FILE NO.:	OF

Findings of Fact for Proposed LRMP Map Changes Along Route 47 (Approximately 5.5 Miles)  
in Lisbon Township

1. The Illinois Department of Transportation approved Alternative B5 in 2007 which called for the widening of Route 47 from Caton Farm Road to the Grundy County Line through Lisbon Township as part of the Prairie Parkway Project.
2. The purpose of the Prairie Parkway was to:
  - a. “Improve regional mobility by providing more north-south, higher speed multi-lane roads or additional lanes to serve traffic growth and reduce regional travel times for long distance travel.
  - b. Address local system deficiencies by developing a transportation system that serves forecast growth in local traffic and reduces travel times.
  - c. Improve access from the study area to regional jobs by serving the forecast growth in work trips and by reducing travel times from the study area current and future jobs.
  - d. Improve safety by reducing existing and projected growth in motor vehicle crashes”  
Source: Prairie Parkway Design Report (2011) Page 1.
3. The Illinois Department of Transportation did not conduct any economic analysis of the impact of the proposed Prairie Parkway on lands located near Route 47 south of Caton Farm Road. Source: Illinois Department of Transportation
4. Changes to the alignment of the Prairie Parkway could cause the Illinois Department of Transportation to re-study the corridor, including updating the NEPA environmental reports, if federal dollars were pursued.
5. There are commercial and industrial lands in Grundy County and Minooka closer to Interstate 80 interchange
  - a. Kraft facility has 1 million square feet available.
  - b. 150 acres is available across from the Morris Airport
  - c. Morris plans warehouses out to Brisbin Road.
  - d. Morris plans retail on Route 47 north of town.
  - e. Morris plans industrial uses by the airport.  
Source: Grundy County EDC
6. The City of Morris has extended water lines to Minooka Road and sanitary sewer lines to Nelson Road; no plans to extend infrastructure into Lisbon Township. The City of Morris obtains water for the area north of Interstate 80 from wells south of Interstate 80 Source: Guy Christensen, City of Morris

7. The Chicago Metropolitan Agency for Planning, in the Kendall County Industrial Market Analysis of April 2016, concluded that industrial uses would favor locations near Minooka and inside Grundy County because of their proximity to Interstate 80 (Page 34)
8. Any buildings constructed presently along the corridor will utilize wells and septic systems. Larger buildings (over 5,000 square feet) will need adequate water for fire suppression and/or will need to be constructed with appropriate firewalls.
9. No fiber optics lines currently exist in the area.
10. Traffic counts along Route 47 in Lisbon Township have generally declined since 2003 with the exception for the north end of the Township:
  - a. 5400 (2003) to 4950 (2017) south end of County
  - b. 6300 (2003) to 4950 (2017) south end Route 47 and 52 interchange
  - c. 6600 (2003) to 6250 (2017) north of Chicago Road
  - d. 6400 (2003) to 6700 (2017) at Newark Road
 Source: Illinois Department of Transportation
11. Traffic Counts on Route 52 have remained steady since 2003:
  - a. 1800 (2003) to 1600 (2017) south of Bushnell School Road
  - b. 2900 (2003) to 3350 (2017) east of 47
 Source: Illinois Department of Transportation
12. Current traffic accidents are most likely to occur near road intersections; many of these accidents are “failure to yield” type accidents. The types of accidents could change and could include more overcorrection type accidents after the widening project is completed. Source: Kendall County Sherriff’s Department
13. The existing Kendall County Land Resource Management Plan calls for agricultural uses along most of the corridor. Source: Kendall County Land Resource Management Plan (2011)
14. The Village of Lisbon’s existing Comprehensive Plan calls for commercial, mixed uses and mining along and near the corridor. Source: Village of Lisbon Comprehensive Plan (2009)
15. The intersection of Routes 47 and 52 is the most likely area on the northeast side of an enlarged Village of Lisbon where sales tax producing businesses could locate. The northeast corner of the intersection is already zoned B-3 Highway Business.

16. Existing mining operations are located in Sections 21, 28 and 33. The mining operations could expand into Sections 32, 29 and 20.
17. West Aux Sable Creek is located in the area.
18. The intersection of Plattville Road and Route 47 is the most likely area on the west side of an enlarged Village of Plattville where sales tax producing businesses could locate.
19. Grainco FS and CHS Elburn currently operate grain storage facilities between Helmar and Newark Roads on the west side of Route 47. These uses are special uses in the A-1 Zoning District and are Permitted Uses in the M-2 Zoning District.
20. Commonwealth Edison has a ROW along Route 47 running north to south and near Townhall Road running east to west.
21. The Kendall County Land Resource Management Plan includes classifications for Commercial Uses (office and retail establishments at nodes), Transportation Corridor Uses (uses in B-3, B-5 and B-6 Zoning Districts), Mixed Use Business (uses in B-6 and the 3 Manufacturing Districts) and Mining.
22. Most of the land along the corridor is currently used for agricultural purposes.
23. The Kendall County Economic Development Committee would like outer roads to ensure to prevent interruption of traffic flows in the area. The Committee was also concerned about adequate water and the aesthetics of the corridor. The Committee also wanted a portion of the corridor reserved for industrial uses.
24. Few houses are located along the corridor. Locations with less traffic tend to be better suited for residential uses and these locations exist elsewhere in the County. No loss of affordable housing units is anticipated. The County will remain in compliance with the Illinois Affordable Housing Planning and Appeal Act (310 ILCS 67).

#### 9.04 B-3 HIGHWAY BUSINESS DISTRICT

A. Purpose: The B-3, Highway Business District is intended for major retail, service and repair establishments serving a large trade area, usually the entire County or beyond and oriented to the traveling public. The trade area population served by these establishments requires easy access, although patronage is more dispersed and visits to these establishments less frequent than in the B-1 District and B-2 District. It is the intent of the B-3 District regulations that establishments desiring location along major traffic routes are grouped with appropriate and adequate access ways provided.

B. Permitted Uses. The following uses are permitted:

1. All Permitted Uses identified in the B-2 General Business District
2. Agricultural implement sales and service on an open lot or within a building.
3. Animal hospital
4. Banquet Halls are permitted subject to the following conditions:
  - a. The facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
  - b. The subject parcel must be a minimum of 5 acres.
  - c. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
  - d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.
  - e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.
  - f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
  - g. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

**EXEMPTION:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

5. Beverages, non-alcoholic, bottling and distributing.
6. Boat, Trailer and Recreational Vehicle sales or rental and service
7. Carpet and Rug Stores
8. Clean up and restoration services with the following conditions:
  - a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
  - b. All commercial vehicles are to be stored inside an accessory structure when not in use unless outdoor storage is screened from adjacent and surrounding properties and screening and storage is shown on the approving site plan.
  - c. All operations are to take place inside an enclosed structure.
  - d. A waste management plan must be submitted for approval and included as an exhibit to the approving ordinance
  - e. A material management plan must be submitted including where items will be stored on site including but not limited to chemicals and belongings.
  - f. No materials that are brought in can be burned on this site.
  - g. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations).
  - h. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
9. Construction equipment sales and service.
10. Crematories/ Funeral Homes
11. Currency exchange.

12. Drive through or drive up windows for any permitted use excluding the sale of alcoholic beverages.
13. Dry-cleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than fifteen hundred pounds of dry goods per day, and when using carbon tetrachloride or other similar non-inflammable solvents approved by the State Fire Marshal.
14. Health clubs (public or private) and related accessory uses.
15. Hotel and/or Motels
16. Indoor entertainment and recreation
17. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place.
18. Laundries, automatic self-service types or hand employing not more than two persons in addition to one owner or manager, provided that laundry machines shall not exceed ten pounds capacity each.
19. Miniature Golf Courses
20. Motor Vehicle Service Stations for Retail Sale of Gasoline and Oil for Motor Vehicles
21. Motor Vehicle Sales/Motorcycle Sales
22. Motor Vehicle/Motorcycle service stations, including repair and rebuilding, or painting of motor vehicles
23. Motor Vehicle washing—Facilities including the use of mechanical conveyers, blowers and steam cleaning.
24. Nurseries and greenhouses
25. Parking Garages for storage of private passenger automobiles and commercial vehicles under one and one-half ton capacity.
26. Restaurants, including the drive-in type where food is served to customers remaining in motor vehicles.
27. Taverns

C. Special Uses. The following uses may be allowed by special use permit in accordance with the provisions of Section 13.00.



1. Child Day Care Facility
2. Clubs and Lodges (non-profit), fraternal or religious institutions.
3. Communication Uses
4. Community Center/ After school programs/ Educational Center
5. Consumer credit, payday loan offices, financing or financial offices.
6. Dwelling units for Watchmen and Families including a Caretaker.
7. Fertilizer sales, including limited storage.
8. Hospitals
9. Indoor Target Practice with the following conditions:
  - a. The indoor shooting range shall meet all applicable standards established in the NRA Range Source Book. Documentation indicating compliance with the aforementioned standards shall be submitted with the site plan. Plans require engineer certification for soundproofing and appropriate design.
  - b. Must be at least 150' from existing dwellings and property lines of schools, daycares, and places of worship.
  - c. Hours of operation from 7am to 10pm
  - d. No alcohol allowed.
  - e. Must meet all requirements of the Kendall County Health Department.
  - f. All applicable Federal, State, EPA and County rules and regulations shall be adhered to.
10. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
11. Kennels with the condition that the kennels must be located inside and must be located a minimum of 250' from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map and 150' from lots zoned other than residential or shown on the LRMP map as non-residential. The animals must be indoors by sunset.
12. Landscaping business, provided that:
  - a. 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.

- b. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.
  - c. No landscape waste generated off the property can be burned on this site.
- 13. Meetings Halls
- 14. Micro-Brewery and/or Winery
- 15. Micro Distillery subject to the following conditions:
  - a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
  - b. Locally grown inputs shall be used to the greatest extent possible
  - c. The number of hours permitted to operate shall be on the approving ordinance.
  - d. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.
  - e. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
  - f. Shall contact & meet all requirements of the Kendall County Health Department.
  - g. A waste management plan should be submitted to the Kendall County Health Department
- 16. Outdoor storage provided such storage is screened from adjacent and surrounding properties.
- 17. Outdoor amusement establishments, carnivals, kiddie parks, and other similar amusement centers, and including places of assembly devoted thereto, such as stadiums and arenas.
- 18. Pawn Shop
- 19. Performing arts center subject to the following conditions:

- a. The site shall have frontage on and access to a collector or arterial road, provided that the highway authority with jurisdiction over the subject road may approve alternative access.
  - b. The site shall be shown as a commercial area on the Land Resource Management Plan.
  - c. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance (Sign Regulations)
  - d. The amount of students and type of events are listed in the approving ordinance.
  - e. Shall satisfy all requirements of the Kendall County Health Department and Building Department prior to the issuance of occupancy permits.
  - f. Must meet applicable Fire Protection District codes.
20. Places of Worship subject to the following conditions:
- a. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.
  - b. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.
  - c. Off-street parking, lighting and loading shall be provided as required or permitted in Section 11.00
21. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured. The total retail sales area on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet. Said sales areas shall be set back at least ninety (90) feet from the center line of all adjacent roads with off-street parking for a minimum of five (5) cars. Seasonal outdoor displays on above listed items are also permitted.
22. Public or Private Utilities and Service uses:
- a. Telecommunications hub
  - b. Filtration plant, pumping station, and water reservoir.
  - c. Sewage treatment plant.
  - d. Electric substations and booster stations.
  - e. Other Similar uses

23. Retail or wholesale sales yards for agricultural products including, but not necessarily limited to, fruits, vegetables, flowers, plants, etc., that are not grown on the premises.
24. Self-Service Storage Facilities
25. Telecommunications Stations
26. Theaters: Outdoor theaters (drive-in), indoor theaters and convention centers.
27. Truck Driving School
28. Truck Stop

D. Conditional Uses. All conditional uses outlined in the B-2 General Business District (Section 9.03D) may be permitted only if specifically authorized by the Zoning Administrator.

#### 9.06 B-5 BUSINESS PLANNED DEVELOPMENT

- A. Purpose. The B-5 Business Planned Development (BPD) District is intended to provide for greater freedom, imagination, and flexibility in the development of land while assuring appropriate development standards. To this extent it allows diversification and variation in the relationship of uses, structures, and open spaces in developments planned as comprehensive, cohesive projects which are unified by a shared concept. It is further intended to encourage the beneficial integration of different compatible land uses at a proper scale and to encourage better design, provision of amenities, and the efficient use of public services through the use of planned unit development procedures. The intensity and profile of the development within this District are intended to be compatible with all adjacent uses.
- B. Permitted Uses. Permitted uses shall be consistent with the purpose of this District, including a wide variety of retail, office, general commercial and light industry. A permitted use list shall be developed and approved with each zoning request in the BPD District.

B-6  
Permitted Uses

1. Accessory uses.
2. Banks and financial institutions
3. Business or trade school.
4. Colleges or universities, including dormitories, fraternities, sororities and other accessory buildings and structures when located on the college or university grounds, but not including business colleges or trade schools when operated for profit.
5. Consumer credit, payday loan offices, financing or financial offices.
6. Fire Stations
7. Governmental buildings and facilities
8. Hospital.
9. Laboratories (medical, dental, research, experimental and testing), provided no production or manufacturing of products takes place.
10. Offices, business and professional, including medical clinics.
11. Parking Garages for storage of private passenger automobiles and commercial vehicles under one and one-half ton capacity
12. Planned Developments- Business
13. Police Stations.
14. Research laboratories, including the testing of products, but not including the manufacturing of products, except as incidental to the research and testing of products
15. Schools (including music, dance, business, driving, commercial, or trade but excluding truck driving)
16. Temporary buildings or structures for construction offices or storage, on the same zoning lot, for a period not to exceed such construction
17. Wholesale sales, displays and offices, but not including storage or warehousing

B-6  
Special Uses

1. Book and stationary stores when Services are intended to serve the immediate convenience needs of persons employed in the area
2. Child Day Care Facility
3. Convenience store
4. Dwelling Unit for Watchmen and Families including a Caretaker
5. Health clubs (public or private) and related accessory uses.
6. Hotel and/or motel
7. Indoor Target Practice
8. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
9. Light manufacturing and assembly
10. Packaged Liquor Store or any sale of alcoholic beverages when associated with a brewery or winery.
11. Places of Worship
12. Private clubs such as soccer, etc.
13. Public or Private Utilities and Service uses:
  - a. Telecommunications hub

- b. Filtration plant, pumping station, and water reservoir.
  - c. Sewage treatment plant.
  - d. Electric substations and booster stations.
  - e. Other Similar uses
14. Restaurants and/or taverns
  15. Services or commercial uses intended primarily to serve the immediate convenience needs of persons employed in the area, including office supply stores, restaurants (but not drive-in facilities), dry cleaning (but not on-site plant) and similar uses
  16. Self Service Storage Facilities (enclosed)
  17. Telecommunications stations
  18. Other business uses not specifically listed as permitted uses, when found to be similar and compatible with existing or permitted businesses in the B-6 District

M-1  
Permitted Uses

1. Ambulance Service (Private)
2. Animal feed; preparation, grinding, mixing and storage.
3. Auction Facility
4. Banquet Halls
5. Beverages, non-alcoholic, bottling and distributing.
6. Business or trade school
7. Clean up and restoration services
8. Colleges or universities, including dormitories, fraternities, sororities and other accessory buildings and structures when located on the college or university grounds.
9. Construction equipment sales and service.
10. Contractors' offices and shops.
11. Glass cutting and glazing establishments
12. Light manufacturing and assembly.
13. Micro Distillery
14. Miscellaneous uses - as follows:
  - Accessory uses.
  - Signs.
  - Temporary buildings for construction purposes for a period not to exceed the duration of such construction.
15. Motor vehicle Sales/ Motorcycle Sales including truck sales.
16. Nano Breweries.
17. Offices, business and professional, including medical clinics.
18. Parking Garages for storage of private passenger automobiles and commercial vehicles.
19. Public and community service uses - as follows:
  - Bus terminals, bus garages, bus lots, street railway terminals, or street car houses.
  - Electric sub-stations.
  - Fire stations.
  - Governmental buildings and facilities
  - Municipal or privately owned recreation buildings
  - Police stations.
  - Sewage treatment plants.

Telephone exchanges.  
Water filtration plants.  
Water pumping stations.  
Water reservoirs.

20. Production, publishing, processing, cleaning, testing, or repair, limited to the following uses and products:

Apparel and other products manufactured from textiles.  
Art needle work and hand weaving.  
Motor vehicle painting, upholstering, repairing, reconditioning, and body and fender repairing when done within the confines of a structure.  
Awnings, venetian blinds.  
Bakeries.  
Beverages - non-alcoholic.  
Blacksmith shop.  
Books - hand binding and tooling.  
Bottling works.  
Brushes and brooms.  
Building equipment, building materials, lumber, coal, sand and gravel yards, and yards for contracting equipment of public agencies, or public utilities, or materials or equipment of similar nature.  
Cameras and other photographic equipment and supplies.  
Canning and preserving.  
Canvas and canvas products.  
Carpet and rug cleaning.  
Carting, express hauling or storage yards.  
Cement block manufacture.  
Ceramic products - such as pottery and small glazed tile.  
Cleaning and dyeing establishments when employing facilities for handling more than fifteen hundred pounds of dry goods per day.  
Clothing.  
Cosmetics and toiletries.  
Creameries and dairies.  
Dentures.  
Drugs.  
Electrical appliances, such as lighting fixtures, irons, fans, toasters and electric toys.  
Electrical equipment assembly, such as home radio and television receivers and home movie equipment, but not including electrical machinery.  
Electrical supplies, manufacturing and assembly of - such as wire and cable assembly, switches, lamps, insulation and dry cell batteries.  
Food products, processing and combining of (except meat and fish) - baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing and pressing.  
Fur goods, not including tanning and dyeing.  
Glass products, from previous manufactured glass.  
Hair, felt and feather products (except washing, curing and dyeing).  
Hat bodies of fur and wool felt.  
Hosiery.

House trailer, manufacture.  
Ice, dry and natural.  
Ink mixing and packaging and inked ribbons.  
Jewelry.  
Laboratories - medical, dental, research, experimental, and testing - provided there is no danger from fire or explosion nor of offensive noise, vibration, smoke, dust, odors, heat, glare, or other objectionable influences.  
Laundries.  
Leather products, including shoes and machine belting, but not including tanning and dyeing.  
Luggage.  
Machine shops for tool, die and pattern making.  
Meat products.  
Metal finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing and heat treatment.  
Metal stamping and extrusion of small products, such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils.  
Musical instruments.  
Orthopedic and medical appliances, such as artificial limbs, braces, supports and stretchers.  
Paper products, small, such as envelopes and stationery, bags, boxes, tubes and wallpaper printing.  
Perfumes and cosmetics.  
Pharmaceutical products.  
Plastic products, but not including the processing of the raw materials.  
Poultry and rabbits - slaughtering.  
Precision instruments - such as optical, medical and drafting.  
Products from finished materials - plastic, bone, cork, feathers, felt, fiber, paper, fur, glass, hair, horn, leather, precious and semi-precious stones, rubber, shell or yard.  
Printing and newspaper publishing, including engraving and photoengraving.  
Public utility electric substations and distribution centers, gas regulations centers and underground gas holder stations.  
Copying/Reproduction Stores & banner or sign supplies  
Rubber products, small, and synthetic treated fabrics (excluding all rubber and synthetic processing), such as washers, gloves, footwear, bathing caps and atomizers.  
Silverware, plate and sterling.  
Soap and detergents, packaging only.  
Soldering and welding.  
Sporting and athletic equipment, such as balls, baskets, cues, gloves, bats, racquets, and rods.  
Statuary, mannequins, figurines and religious and church art goods, excluding foundry operations.  
Storage of household goods.  
Storage and sale of trailers, farm implements and other similar equipment on an open lot.



Storage of flammable liquids, fats or oil in tanks each of fifty thousand gallons or less capacity, but only after the locations and protective measures have been approved by local fire chief in the district in which the subject property is located.

Textiles - spinning, weaving, manufacturing, dyeing, printing, knit goods, yard goods, thread, and cordage, but not including textile bleaching.

Tool and die shops.

Tools and hardware - such as bolts, nuts, and screws, doorknobs, drills, hand tools and cutlery, hinges, house hardware, locks nonferrous metal castings, and plumbing appliances.

Toys.

Truck, truck tractor, truck trailer, car trailer, or bus storage yard, when all equipment is in operable condition, but not including a truck or motor freight terminal, which shall be treated under sub-section 10.01-C.

Umbrellas.

Upholstering (bulk), including mattress manufacturing, rebuildings, and renovating.

Vehicles, children's - such as bicycles, scooter, wagons and baby carriages.

Watches.

Wood products, such as furniture, boxes, crates, baskets and pencils and cooperage works.

Any other manufacturing establishment that can be operated in compliance with the performance standards set forth in Section 4.12 without creating objectionable noise, odor, dust, smoke, gas, fumes, or vapor; and that is a use compatible with the use and occupancy of adjoining properties.

21. Retail and services as follows:

Motor vehicle service station for the retail sale of gasoline and oil for motor vehicles, for minor services which may be conducted out of doors.

Motor vehicle/Motorcycle Service Stations (includes repair, rebuild, and painting)

Banks and financial institutions

Carpet and Rug Stores

Catering Establishments as long as it conforms to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance.

Contractor or construction such as: building, cement, electrical, refrigeration, masonry, building, plumbing, roofing, air-conditioning, heating and ventilating, fuel oil, with a storage of fuel oils, gas and other flammable products limited to 120,000 gallons per tank, with total storage on zoning lot not to exceed 500,000 gallons.

Plumbing, heating, and roofing supply shops

22. Residential uses - as follows:

Dwelling units for watchmen and their families including caretakers when located on the premises where they are employed in such capacity.

23. Telecommunication Stations

24. Wholesaling and warehousing

## M-1

### Special Uses

1. Any use which may be allowed as a special use in the B-3 or B-4 Business Districts, but not including house trailers (mobile homes) camps.

1. Child Day Care Facility
2. Clubs and Lodges (non-profit), fraternal or religious institutions.
3. Communication Uses
4. Community Center/ After school programs/ Educational Center
5. Consumer credit, payday loan offices, financing or financial offices.
6. Dwelling units for Watchmen and Families including a Caretaker.
7. Fertilizer sales, including limited storage.
8. Hospitals
9. Indoor Target Practice
10. Kendall County Sheriff's Office shooting range
11. Kennels
12. Landscaping business,
13. Meetings Halls
14. Micro-Brewery and/or Winery
15. Micro Distillery
16. Outdoor storage provided such storage is screened from adjacent and surrounding properties.
17. Outdoor amusement establishments, carnivals, kiddie parks, and other similar amusement centers, and including places of assembly devoted thereto, such as stadiums and arenas.
18. Pawn Shop
19. Performing arts center
20. Places of Worship subject to the following conditions:
21. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured.
22. Public or Private Utilities and Service uses:
  - a. Telecommunications hub
  - b. Filtration plant, pumping station, and water reservoir.
  - c. Sewage treatment plant.
  - d. Electric substations and booster stations.
  - e. Other Similar uses
23. Retail or wholesale sales yards for agricultural products including, but not necessarily limited to, fruits, vegetables, flowers, plants, etc., that are not grown on the premises.
24. Self-Service Storage Facilities
25. Telecommunications Stations
26. Theaters: Outdoor theaters (drive-in), indoor theaters and convention centers.
27. Truck Driving School
28. Truck Stop
  1. Amphitheater, drive-in theater, auditorium, stadium and sports arena,
  2. Athletic Fields with Lights,
  3. Amusement park, including go-cart tracks, water parks and other rides, .
  4. Bait Shop

5. Convenience Store
  6. Hotel and/or Motel
  7. Indoor entertainment and recreation
  8. Indoor Target Practice
  9. Kendall County Sheriff's Office shooting range
  10. Kennels
  11. Places of Worship
  12. Planned Developments- Business
  13. Production and sale of sweet cider, hard cider, wine, jams, wine jams, jellies, pies, pickles, honey, sauces and similar items utilizing crops grown on the same property or in combination with crops grown off-site where such production takes place on the premises. In addition the tasting of and wholesale or retail sale of items produced on site as well as the sales of ancillary items and products related to crops and products produced on site shall be permitted provided all required licenses and permits have been secured.
  14. Racetrack
  16. Riding Stables including, but not limited to: polo clubs, rodeo clubs and similar uses
  17. Seminaries, convents, monasteries, and similar religious institutions including dormitories and other accessory uses required for operation.
  18. Telecommunications Stations
  19. Other business uses not specifically listed as permitted uses, when found to be similar and compatible with existing or permitted businesses in the B-4 District
2. Adult Regulated uses
  3. Airports and heliports including aircraft hangers, tie downs and aircraft service and repair subject to the following restrictions:
  4. Airport, private airstrip, heliports and aircraft landing fields
  5. Art Galleries and studios
  6. Grain Storage.
  7. Indoor Target Practice
  8. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
  9. Kennels
  10. Medical Cannabis Cultivation Centers- Temporary
  11. Medical Cannabis Cultivation Centers- Temporary
  12. Motor freight terminals.
  13. Motor vehicle/ Truckwash Facilities including the use of mechanical conveyers, blowers and steam cleaning.
  14. Packaged Liquor Store or any sale of alcoholic beverages when associated with a brewery or winery.
  15. Paintball Facilities
  16. Parks and recreational areas
  17. Planned developments, industrial
  18. Private Clubs or lodges
  19. Private clubs such as soccer, etc.
  20. Racetrack provided that the following minimum standards are met:
  21. Schools (including music, dance, business, driving, commercial, or trade but excluding truck driving)

22. Stadiums, auditoriums and arenas.
23. Theaters, outdoor drive-in.
24. Transfer Stations as long as it conforms to the Solid Waste Plan and all EPA requirements.
25. Truck Wash Facility or Motor Vehicle Wash Facility
26. Any use permitted in the M-2 Heavy Manufacturing District, provided the performance standard set forth in Section 4.12. can be met in their entirety.
27. Wind Farms, Commercial,

M-2  
Permitted Uses

1. Any use permitted in the M-1 Districts except banks and financial institutions.
2. Production, processing, cleaning, servicing, testing, and repair, including the following products:
  - Charcoal, lampblack and fuel briquettes.
  - Chemicals - including acetylene, aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, cleaning and polishing preparation, creosote, exterminating agents, hydrogen and oxygen, industrial alcohol, nitrating of cotton or other materials, nitrates, (manufactured and natural) of an explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon yard, hydrochloric, picric and sulfuric acids and derivatives.
  - Coal, coke and tar products, including gas manufacturing.
  - Electric central station, power and steam-generating plants.
  - Fertilizers.
  - Film, photographic.
  - Flour, feed and grain - milling and processing.
  - Incineration or reduction of garbage, offal and dead animals.
  - Linoleum and oil cloth.
  - Magnesium foundries.
  - Matches.
  - Metal and metal ores (except precious and rare metals) - reduction, refining, smelting and alloying.
  - Paint, lacquer, shellac, varnishes, linseed oil and turpentine.
  - Petroleum products, refining - such as gasoline, kerosene, naphtha, lubricating oil and liquefied petroleum gases.
  - Rubber (natural or synthetic).
  - Soaps, including fat and oil rendering.
  - Starch.
  - Wood, coal, and bones, distillations.
  - Wood pulp and fiber, reduction and processing, including paper mill operations.
  - Any other production, processing, cleaning, servicing, testing, and repair which conforms with the performance standards established hereinafter for the M-2 District.
3. Storage, including the following uses and materials or products: Goods used in or produced by manufacturing activities permitted in this district.
  - Grain.
  - Manure, peat and topsoil.
  - Petroleum and petroleum products.

M-2  
Special Uses

1. Any use which may be allowed as a special use in the M-1 Districts, unless already permitted under Section 10.02.B above.
2. Commercial off-premise advertising structures
3. Correctional Facilities
4. Explosive, including storage, when not prohibited by other ordinance.
5. Junk yards and Motor vehicle wrecking yards provided they are contained within completely enclosed buildings or screened by a solid wall or uniformly painted solid fence at least twelve feet high.
6. Kendall County Government Agency and other law enforcement shooting range with conditions to be set and approved by the County Board.
7. Miscellaneous uses as follows:
  - a. Railroad freight terminals, motor freight terminals, railroad switching and classification yards, repair shops and roundhouses.
8. Slaughter House

M-3  
Permitted Uses

1. Surface and/or open pit mining, extraction and or processing of aggregate materials, e.g. sand, gravel, limestone, subject to the issuance of a permit as provided including an office in relation to business.
2. Explosive, including storage, when not prohibited by other ordinance.

M-3  
Special Uses

1. Asphalt and/or concrete batch mixing plants with or without associated recycling facilities.
2. Commercial off-premise advertising structures
3. Kendall County Sheriff's Office shooting range with conditions to be set and approved by the County Board.
4. Outdoor Target Practice or Shooting (not including private shooting in your own yard)