

**KENDALL COUNTY
ZONING BOARD OF APPEALS
PUBLIC HEARING**

111 West Fox Street • Room 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

October 3, 2016 – 7:00 p.m.

CALL TO ORDER – ZONING BOARD OF APPEALS

ROLL CALL for the Zoning Board of Appeals: Randy Mohr (Chair); Scott Cherry, Karen Clementi, Tom LeCuyer, Donna McKay, Dick Thompson and Dick Whitfield

MINUTES: Approval of minutes from the August 29, 2016 Zoning Board of Appeals hearing

PETITIONS:

1. **16-25 The Bluffs, Inc. d/b/a Cider Creek**

Request Variances for Special Use –

- A. That a Banquet Hall, Micro-Distillery, Nano-Brewery shall have direct access to a road designated as a major collector (or higher) – neither Creek Road or Frazier Road are collectors
- B. The retail sales areas on site within any building or combination of buildings shall not exceed one thousand (1,000) square feet.
- C. That parking be allowed within the 100' agricultural setback.

Location 15888 Frazier Road, Little Rock Township

Purpose Request for a special use in the A-1 Agricultural District to allow a banquet hall, a nano-brewery, a micro-distillery, a year round seasonal festival, and production and sale of sweet cider

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-20 – Stor-More, Inc. – rezoning to B-2 for storage facility – Approved by County Board on Sept. 20, 2016
16-21 – High Grove Subdivision – request to rezone from RPD-2 to R-2 – continued by PBZ due to remaining issues with Final Plat

NEW BUSINESS/ OLD BUSINESS

PUBLIC COMMENT

ADJOURN ZONING BOARD OF APPEALS- Next meeting on October 31, 2016

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

CALL TO ORDER

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

ROLL CALL

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

Members absent: None

Staff present: Mike Hoffman, Teska Associate, Inc

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

MINUTES

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

PETITIONS

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

Request: Zoning Map Amendment

Location: 1317 State Rte 31, Oswego Township

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

Chairman Mohr opened the public hearing.

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

After discussion by the Commission, Chairman Mohr closed the public hearing. Ms. McKay made a motion to recommend approval of rezoning from B-1 to B-2, including the findings of fact as presented by staff. Ms. Clementi seconded.

The motion was approved: voted 7-0.

16-21 High Grove Subdivision

Request: Zoning Map Amendment

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

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

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

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

Mike Hoffman noted that a stipulation with such funding is the land be reserved permanently for open space use. Mr. Kramer noted that the 1.87 acres to the north was being retained by the Casey family, and would be used with their existing property to the north (no access would be allowed from Grove Road). Regarding density, Mr. Kramer testified that the PBZ office had previously calculated that they would be able to get 4 allocation lots if this were developed with Agricultural zoning, but in consultation with the PBZ office all agreed that rezoning to R2 was the best course of action.

Commissioner Clementi asked how long the Feece's had owned the property to the south, and Troy Feece noted they bought the property about 3 years ago. Chairman Mohr reviewed each of the 5 staff's findings. The findings of fact are as follows:

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

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

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

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

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

Each item was approved unanimously. Ms. McKay made a motion to recommend approval of rezoning from RPD-2 to R-2. Mr. Whitfield seconded. The motion was approved: voted 7-0.

REVIEW PETITIONS THAT WENT TO COUNTY BOARD

None

NEW BUSINESS/OLD BUSINESS

None

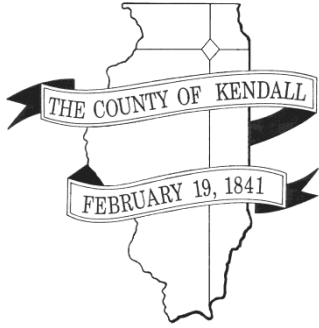
PUBLIC COMMENT

None

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

Minutes prepared by Michael Goers, edited by Mike Hoffman



DEPARTMENT OF PLANNING, BUILDING & ZONING
 111 West Fox Street • Room 203
 Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179

Petition 16-25
The Bluffs, Inc. d/b/a Cider Creek
A-1 Special Use – Banquet Hall, Seasonal Festival

SITE INFORMATION

PETITIONER L and P Nelson Trust 103

ADDRESS 15888 Frazier Road, Plano

LOCATION South side of Frazier Road, west of Creek Road



TOWNSHIP Little Rock

PARCEL # 01-20-400-005 and -006 (the proposed 45.85-acre special use covers only a portion of these PIN's – the submitted Alta Survey shows a total ownership of 165.25 acres)

LOT SIZE 45.85 acres

EXITING LAND USE Agricultural

ZONING A-1 Agricultural District

LRMP	Land Use	Commercial and Countryside Residential
	Roads	Both Creek Road and Frazier Roads are under Little Rock Township Jurisdiction
	Trails	A trail is proposed along Frazier Road

Floodplain/ Wetlands	Most of the site is just outside of the Little Rock Creek Floodplain. However, the far eastern portion of the property is within the 100- year floodplain. A Freshwater Forested Shrub Wetland also exists just south (but outside) of the subject property.
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REQUESTED ACTION A-1 Special Use to allow a banquet hall, a nano-brewery, a micro-distillery, a year-round seasonal festival with petting zoo, and production and sale of sweet cider

APPLICABLE REGULATIONS Section 7.01 D.10 (Banquet Halls), D.29 (Micro-distillery), D.30 (Nano-brewery) D-42 (Production and sale of sweet cider) – A-1 Special Uses – and Section 7.01E – 1.j.xv (seasonal festivals – requested to treat as special use to allow year around activity – A-1 Conditional Use.

Section 11.02.F.7 – No parking is allowed in required front yard setback (100' in A-1 District)

Section 13.08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Agricultural (and Rural Estate east of Creek Rd.)	A-1
South	Agricultural	A-1	Suburban Residential	A-1
East	Agricultural	A-1	Commercial and Urbanized (in Plano)	A-1 (residential in Plano)
West	Agricultural/Radio Station	A-1	Countryside Residential	A-1 (A-1 SU for radio station)

PHYSICAL DATA

The property generally drains north to south towards Little Rock Creek. The land is fairly gently sloping near Frazier Road, and a significant drop in topography occurs along the heavily wooded creek bluff near the limits of the subject site. A double row of evergreen trees has recently been planted along both Creek Road and Frasier Road which will provide a significant buffer once the trees mature.



ENDANGERED SPECIES REPORT

No Endangered or Threatened Species have been identified in the vicinity of the project area. (EcoCat report attached)

NATURAL RESOURCES INVENTORY

LESA score of 173, suggesting a low level of protection.

ACTION SUMMARY

LITTLE ROCK TOWNSHIP

Little Rock Township reviewed the proposal at both the Zoning Board and Township Board levels, and both voted unanimously to support the petition. The Township Road Commissioner, Richard Wade Jr., was present at both meetings, and was also in favor of the request and was comfortable with the proposed access points and circulation.

CITY OF PLANO

Petition information was sent to the City of Plano 8.24.16, and the City responded that they saw no problem with the proposed development.

LITTLE ROCK/FOX FIRE PROTECTION DISTRICT

LRFFPD has no objections as long as the roadways are 'commercial' in nature and maintain turning radiuses suitable for standard straight trucks.

ZPAC

The project was reviewed at the September 6th. The project was recommended to move forward, with a request for submission of a concept plan (which was done and is included in this packet). The Health Department suggested the applicant should work closely with them to address septic system requirements early on to avoid potential problems. The need for a variance from the parking setback requirements was identified, and the application was amended to include that request.

RPC

The Regional Planning Commission (RPC) reviewed the proposed special use at their September 28th, 2016 meeting. The project was recommended for approval with a number of conditions (noted latter in this staff report). A number of residents, primarily living along Creek Road. Their concerns were for increased traffic, hours of operation, and lighting.



Oblique View Looking North

GENERAL

The L&P Nelson Trust #103 is requesting an A-1 Special Use to operate a U-Pick Orchard offering commodities grown on and off the site, food produced from the commodities along with other food and refreshments, entertainment and activities will also be provided. Specific uses will include a banquet hall, a micro distillery, a nano-brewery, production and sale of sweet cider, and a year-round seasonal festival. As these special uses are addressed under different sections of the code, each is listed separately below, along with their conditions.

The Land Resource Management Plan was amended in 2015 to show commercial use along the south side of Creek Road between Little Rock Road and Frazier Road. While the proposed uses clearly have an agricultural theme, they also are clearly commercial in nature and will attract commercial traffic – particularly during seasonal events or for functions at the proposed banquet facility. As illustrated on the right, traffic is relatively light on surrounding roads today, with an Average Daily Traffic (ADT) of 1,550 on Creek Road and 1,300 ADT on Frazier Road. There is clearly capacity on the local roads to accommodate additional traffic. To-date, several barn-like structures have been (re) constructed on the property, as well as an improved access drive from Creek Road. Five-hundred apple trees have been planted to-date, with another 4,500 trees planned to be added in Spring, 2017.



2016 Traffic Counts per IDOT

At our request, the applicant has provided a conceptual plan to show the general layout of proposed activities. The circulation plan is for cars to enter from Creek Road and exit onto Frazier Road. This approach has been reviewed and approved by the Little Rock Township Road commissioner, who has jurisdiction over these roadways. The applicant noted in their ZPAC presentation that what they are planning is similar to the Kuiper’s Family Farm near Maple Park - <http://www.kuipersfamilyfarm.com/>. **Activities planned for Cider Creek include apple picking, a pumpkin patch, a store and bakery, kids activities such as a petting zoo and train, and a cider mill with a nano-brewery and micro-distillery. A banquet facility is also planned in the future.** Build-out is anticipated to take several years, with the orchard and cider mill coming first (Spring, 2017), followed by the store latter in 2017 and the banquet facility in 2018.

The zoning code has a number of conditions outlined for each of the requested special uses, and these are summarized on the following pages.

Banquet Hall

Banquet Halls are permitted subject to the following conditions:

Condition	Comments
<p>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.</p>	<p>Neither Creek or Frazier Roads are arterial or collector roadways – and a variance is requested from this requirement. Both roads are in good condition, are used by semi’s coming from the nearby Hinsdale Nursery, and the Township Road Commissioner has no objections.</p>

Condition	Comments
b. The subject parcel must be a minimum of 5 acres.	The almost 46-acre site far exceeds the minimum parcel area.
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)	This should be listed as a condition of approval. No details have been provided. The banquet facility is planned for a latter phase.
d. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance.	This should be listed as a condition of approval, and can be reviewed when a site plan is submitted for the banquet hall. A significant landscape buffer is already in place around the periphery of the property.
e. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance.	This should be listed as a condition of approval. No details have been provided.
f. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.	Retail sales are planned (bakery, apples, cider, seasonal gifts, etc.)
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.	This should be listed as a condition of approval. The applicant has stated they will comply with whatever regulations are in place.



Micro-Distillery

A micro-distillery is permitted subject to the following conditions:

Condition	Comments
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.	Neither Creek or Frazier Roads are major collector roads (see notes under Banquet Hall)
b. Locally grown inputs shall be used to the greatest extent possible.	The petitioner will have approximately 5000 trees, and intends to use crops grown on-site. However, some apples will likely be brought in to extend the season and provide variety.
c. The number of hours permitted to operate shall be on the approving ordinance.	The petitioner should identify proposed hours, and if acceptable, should be written into the ordinance.
d. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.	Parking and lighting shall be addressed at the time a site plan is provided.
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.	This should be a required condition.
f. Shall contact & meet all requirements of the Kendall County Health Department.	This should be a required condition.
g. A waste management plan should be submitted to the Kendall County Health Department	This should be a required condition.

Nano-Brewery

Nano Breweries are permitted subject to the following conditions:

Condition	Comments
a. The facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.	Neither Creek or Frazier Roads are major collector roads. (see notes under Banquet Hall)
b. 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.	This should be a required condition.
c. Locally grown inputs shall be used to the greatest extent possible, with production utilizing crops grown on the same property or in combination with crops grown off-site.	The applicant should detail their plans for acquiring brewing crops.
d. Any tasting or sale of beer shall be subject to the Kendall County Liquor Control regulations.	This should be a required condition.

Production and Sale of Sweet Cider

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 is permitted as a special use subject to the following conditions:

Condition	Comments
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.	A condition should require appropriate licenses and permits.
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.	The applicant has requested the ability to have a larger retail sales area, although a specific size has not yet been provided. The proposed location for the retail sales building far exceeds the setback requirement.

Year Around Seasonal Festival

Seasonal festivals are generally handled as a conditional use. However, as this facility is proposed to operate year-round, it is required to seek a special use. The following table details the conditions required for seasonal festivals.

Condition	Comment
i. Adequate parking on site shall be provided in such a way that no on-street parking is necessary	Exact parking requirements will be evaluated as specific site plans are submitted. However, the concept plan provided appears to show adequate areas for on-site parking.
ii. Event areas, stands, booths, parking and other uses and facilities appurtenant to the site shall not be located within 150 feet of a residential district, or residential structure located off the subject zoning lot unless written consent from the effected residents is provided to the Planning, Building and Zoning Office	No homes are within 150' of the subject property. In fact, no existing homes are within ½ mile of the proposed operations.
iii. The operator shall have adequate waste receptacles and toilet facilities on site as determined in writing from the Department of Health and Human Services	Specific requirements are unknown at this time, but the applicant has stated they will comply with code requirements.
iv. No alcohol shall be sold on the premises	They do plan to sell alcohol on-site.
v. Petting Zoos shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services	This should be a condition of approval.
vi. All food prepared or sold on site shall comply with the Department of Health and Human Services requirements.	This should be a condition of approval.
vii. Noise levels generated from non-agricultural sources shall not exceed 60 dBA as measured at the nearest occupied residential structure on an adjoining property	This should be a condition of approval.
viii. The operator shall provide adequate crowd control and parking direction as reasonably determined by the Kendall County Sheriff's Office.	This should be a condition of approval.
ix. No event activity shall start earlier than 9:00 A.M. any day of the week, and shall end no later than 10:00pm, Monday thru Wednesday and no later than 11:30pm Thursday thru Sunday	This should be a condition of approval.

Condition	Comment
x. Events shall be permitted once a year unless otherwise approved by the PBZ Committee	Applicant has requested ability to operate events all year.
xi. Seasonal Festivals shall be permitted up to, but not exceed, ninety (90) consecutive days in length in one calendar year	Applicant has requested ability to operate events all year.
xii. Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted during the duration of the Seasonal Festival subject to the review and approval of the Zoning Administrator.	This should be discussed with applicant since activities are planned year-round.
xiii. All signage shall comply with Section 12.00 of the Zoning Ordinance	This should be a condition of approval.
xiv. All proposed lighting shall be non-obtrusive onto adjoining properties and should not exceed 0.2 foot-candles at any property line	This should be a condition of approval.

HEALTH CODES

The petitioner has not provided details for any of the proposed uses. These items must be evaluated and permitted through the Kendall County Health Department prior to construction.

BUILDING CODES

Any future buildings will need to be evaluated by the Building Department for determination of any required building permits.

ACCESS

The property is at the corner of Creek Road and Frazier Road. A concept plan has been submitted showing an entrance from Creek Road and an exit onto Frazier Road. The existing access location has been approved by the Township Road Commissioner, and appears well located given topography and sight lines.

PARKING

As the plans are conceptual at this point, specific parking requirements are difficult to calculate. However, the concept plan shows three sizable areas for parking. The smaller area by the cider mill could potentially accommodate in the range of 50 cars, and the main and overflow lots could – based on their area, accommodate well over 1,000 cars.

LIGHTING

No information has been provided regarding proposed lighting.

SIGNAGE

No information has been provided regarding proposed signage.

PUBLIC COMMENTS

Mr. and Mrs. Scott Francis Cosentino of 2490 Creek Road have submitted a letter in opposition to the project. One other resident came into the office to review the application, and stated they may attend the meetings and hearings, but provided no formal comment. Approximately ten residents attending the meeting of the RPC on September 28th. Their comments can be found in the meeting minutes.

RECOMMENDATION

The proposed uses are consistent with the LRMP, will help to celebrate the agricultural heritage of

Kendall County, and is a clear positive from an economic development perspective drawing visitors and tourists from throughout the region. At this time, the nearest neighbors are over a ½ mile away, and the site has a significant landscape buffer planted to provide screening should additional development occur in the area. Given these factors, we recommend approval subject to the following conditions. Numbers 1-11 are as recommended for approval by the Regional Planning Commission. Numbers 12-14 are additional conditions based on further staff review.

1. The property shall be developed in substantial compliance with the submitted concept plan
2. The maximum number of patrons for banquets shall be limited to 225, including any vendors working on the property for a banquet.
3. No event activity shall start earlier than 7:00 A.M. any day of the week, and shall end no later than 10:00pm, Monday thru Wednesday and no later than 11:30pm Thursday thru Sunday. Banquets may end no later than midnight.
4. Lighting shall comply with Section 11 02.F.12 of the Zoning Ordinance
5. Parking reserved for ADA accessibility shall be marked and constructed with a hard surface adjacent to the proposed retail store/bakery
6. Any food prepared or sold on site, shall conform to the regulations of the Kendall County Health
7. Retail sales are permitted provided that the retail sales will be ancillary to the main operation. Such sales may occur year around.
8. Noise generated by non-agricultural activities on-site shall comply with the following:
 - a. 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 existing as of October 1, 2016, provided; however, that point of measurement shall be on the residential property line of the complainant
 - b. 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 existing as of October 1, 2016 provided; however, that point of measurement shall be on the residential property line of the complainant.

Variations Requested for this Special Use

1. Facility is located on Township Roads which are not designated as a collector or arterial roadway.
2. The retail store may be larger than 1,000 sq. feet (current limitation for a facility producing and selling sweet cider) .
3. Alcohol will be sold on the site of a seasonal festival.
4. Parking will be located within the 100’ agricultural setback (existing evergreen buffer of at least 30’ already in place)
5. Events may occur year-around, and are not limited to a 90-day window (seasonal events) .

- c. 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

9. 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.
10. A waste management plan should be submitted to and approved by the Kendall County Health Department prior to operation of the micro-distillery
11. The petting zoo shall provide adequate hand sanitation devices as determined by the Department of Health and Human Services.
12. There shall be a maximum of three new buildings, with a maximum size of 10,000 square feet each, for the banquet hall, bakery/retail store, and other commercial uses. This maximum number of buildings excludes agricultural buildings such as barns or sheds.
13. Signs shall comply with sign standards for Business Districts in the Kendall County Zoning Ordinance (Section 12.10), and may only be externally illuminated.
14. Events may occur throughout the year and not held to any consecutive day standard. However, any outdoor music events or festivals generating sixty-five (65) dBA or more at the property line of this special use shall be limited to a total of 10 days within a calendar year. Notice shall be provided to the Kendall County PBZ Department prior to each outdoor music event as described above. Outdoor musical performances shall end by 10pm.
15. Adequate parking on site shall be provided in such a way that no on-street parking is necessary. Parking shall be setback a minimum of 30' from the right-of-way of Frazier Road.
16. Accessory uses including but not limited to temporary vendors engaged in the sale of ancillary items not produced on site but which are related to products produced on site or associated with the season shall be permitted.

ATTACHMENTS

1. Draft Findings of Fact
2. Description of proposed use - prepared by the petitioners
3. EcoCat Report
4. Concept Plan
5. Letter of Objection

**Draft Special Use Findings of Fact
Cider Creek – 16-25**

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

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

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The project will have a one-way circulation system, with vehicles entering from Creek Road and exiting onto Frazier Road as illustrated on the attached Concept Plan. A site plan, storm water management plans, and appropriate Health Department regulations will be reviewed and approved prior to construction for all commercial improvements (banquet hall, bakery/restaurant/store. The Little Rock/Fox Fire Protection District has approved the proposed one-way road network.***

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

- a) That a Banquet Hall, Micro-Distillery, Nano-Brewery shall have direct access to Creek Road and Frazier Road (neither of which is designated as a collector or higher on the County's Transportation Plan)
- b) The retail sales areas may exceed one thousand (1,000) square feet, but shall not exceed 10,000 square feet per building.
- c) That parking be allowed within 30' of the Frazier Road right-of-way (reduced from the 100' agricultural setback).

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **This special use is consistent with the commercial use illustrated on the Future Land Use Plan within the County's LRMP. The agricultural nature of this facility is consistent with the overall character of the area.***

**Draft Variance Findings of Fact
Cider Creek – 16-25**

§ 13.04.2 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **While the subject property is not on an existing collector road, both Frazer Road and Creek Road are well maintained Township Roads which frequently accommodate truck traffic from the nearby Hillside Nursery. The subject property is planned for commercial use on the County's Future Land Use Plan. The property owner has already installed a significant landscape buffer along both Frazier Road and Creek Road. This dense planting will help maintain the agricultural character of the area while allowing parking within the required 100' agricultural setback.**

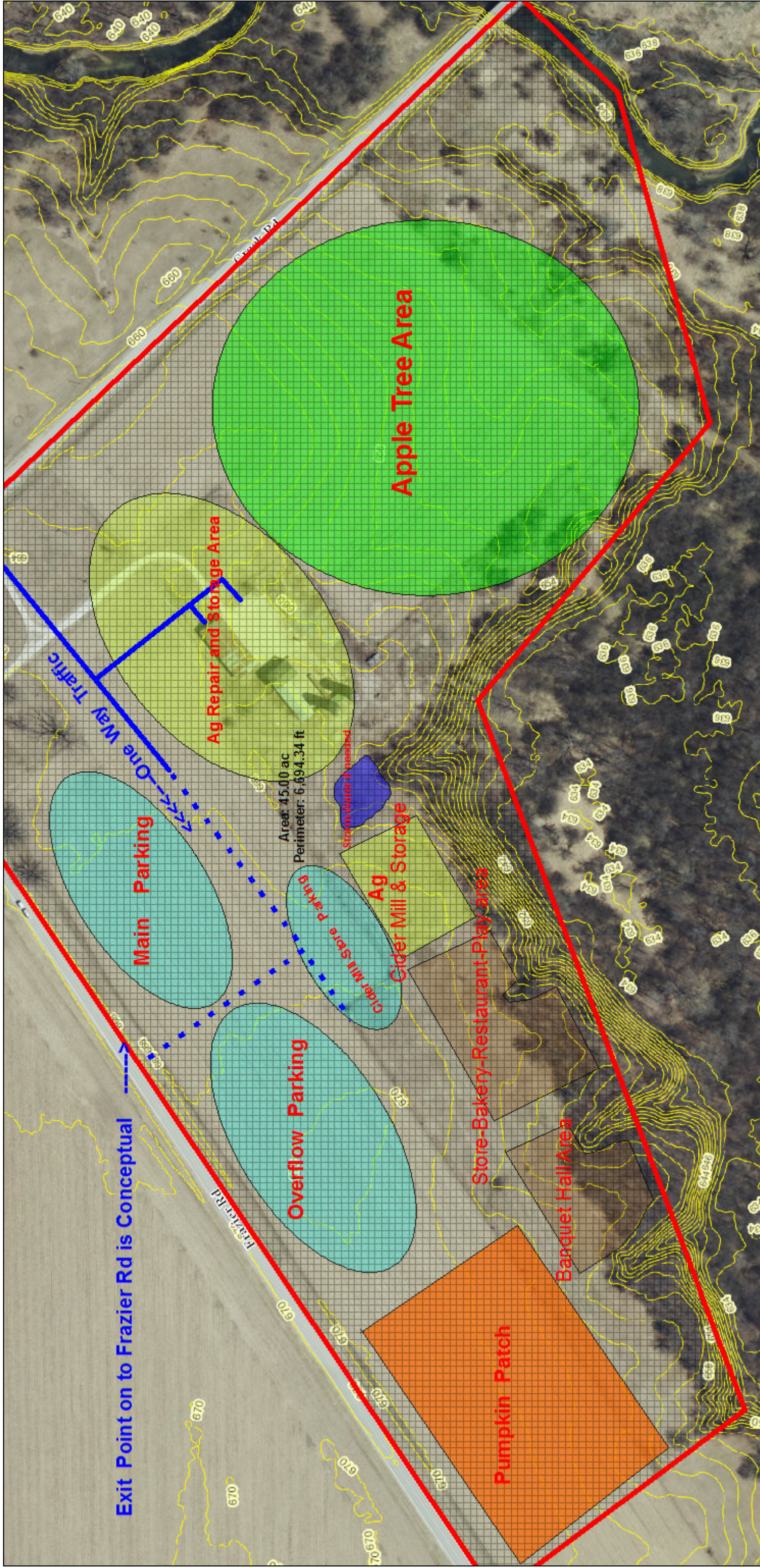
That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **True. This is a unique combination of uses, and is not likely to be replicated in other areas of the County.**

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The code requirements for a location on a collector road, a 100' parking setback, and maximum 1,000 square foot retail store were not created by the applicant.**

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **The surrounding area is primarily agricultural, and many of the proposed uses (apple orchard, cider mill) are also agricultural in nature. Appropriate conditions have been included to ensure limits to noise and lighting to protect the public welfare. The nearest home is approximately one-half mile from the proposed buildings.**

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. **The Little Rock/Fox Township Fire Protection District has reviewed and approved the proposed special use, as has the Little Rock Township Road Commissioner.**

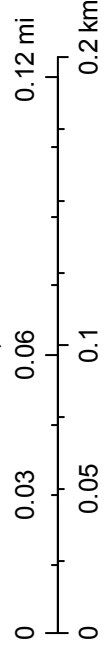
Concept planning of Cider Creek site



September 6, 2016

Road Names

1:2,623



Kendall County Illinois GIS




DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179

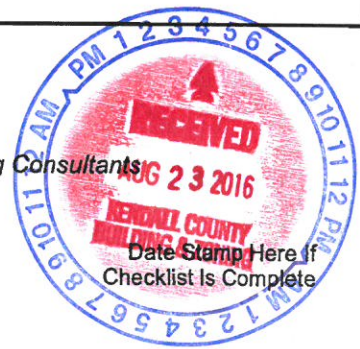
APPLICATION

PROJECT NAME Cider Creek FILE #: 16-25

NAME OF APPLICANT		
<u>L + P Nelson Trust 103</u>		
CURRENT LANDOWNER/NAME(s)		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
<u>45 +/-</u>	<u>15888 Frazier Rd</u>	<u>PIN 01-20-400-006+005</u>
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
<u>A</u>	<u>A</u>	<u>A + Commercial</u>
REQUESTED ACTION (Check All That Apply):		
<input checked="" type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>A-SU</u>)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
<u>Larry Nelson</u>	<u>16524 Frazier Rd Plano</u>	<u>Larry.Nelson.WSPY</u>
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
	<u>60545</u>	<u>@Gmail.com</u>
²ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
<u>same</u>		<u>630-247-9301</u>
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT		DATE <u>8/23/16</u>

FEE PAID: \$ 1255.00
 CHECK #: 1071

¹Primary Contact will receive all correspondence from County
²Engineering Contact will receive all correspondence from the County's Engineering Consultants



Please fill out the following findings of fact to the best of your capabilities. § 13.07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

Existing uses of property within the general area of the property in question.

Ag - Ag wholesale sales, transportation, commercial, school

The Zoning classification of property within the general area of the property in question.

Ag, commercial, residential

The suitability of the property in question for the uses permitted under the existing zoning classification.

The requested A-SU is within the existing zoning classification A-1

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

The trend of development has been for A to Business and Residential including the Plano high school campus and a Business node just south adjoining the property.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

The LRMP of Kendall County shows much of the 45 acres as Commercial/Business.

Cider Creek

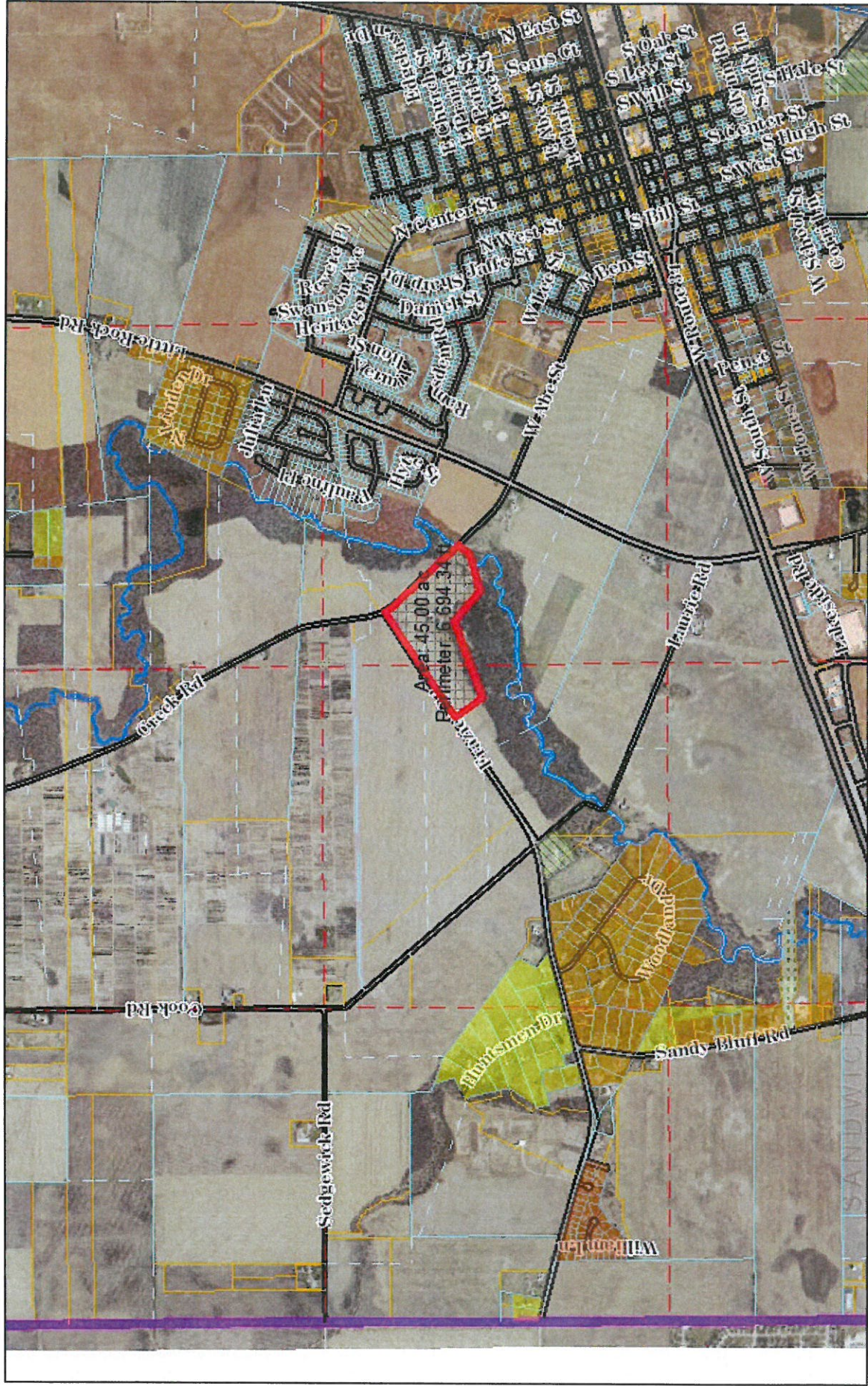
Cider Creek will be developed over a number of years as a hybrid use of agriculture, entertainment, food and family fun. Typically known as a U Pick Orchard, offering commodities grown on and off the site, food produced from the commodities along with other food and refreshments, entertainment and activities will also be provided.

We are requesting A-1 SU of the 45 acre parcel in the application to Permit Section 7.01 D – Ag Special Uses Permitted; D-10 Banquet Halls, D-29 Micro Distillery; D-30 Nano Breweries; and D-42 (which is labeled as 32 (duplicated)) Production and sale of sweet cider (with the restriction of “Total retail area not to exceed 1,000 square feet” removed) and “E Conditional Use” as provided in JXV – to be a year round usage and removing restrictions IV, IX, X, XI.

Additionally, we are requesting a variance from the requirement the facility be located on a major collector or arterial roadway and if needed a variance removing restrictions on D-42 “retail area not to exceed 1,000 sq feet”, and the restriction on “E Conditional Use” J to be year round usage and removing restrictions IV, IX, X, XI.


Note: Cider Creek is a dba of The Bluffs, Inc., an Illinois corporation owned by the Nelson family.


Area Map Cider Creek



August 23, 2016

Agricultural

 Agricultural-Building Permit

 Agricultural-Special Use

 Agricultural-Special Use-Planned Unit Development

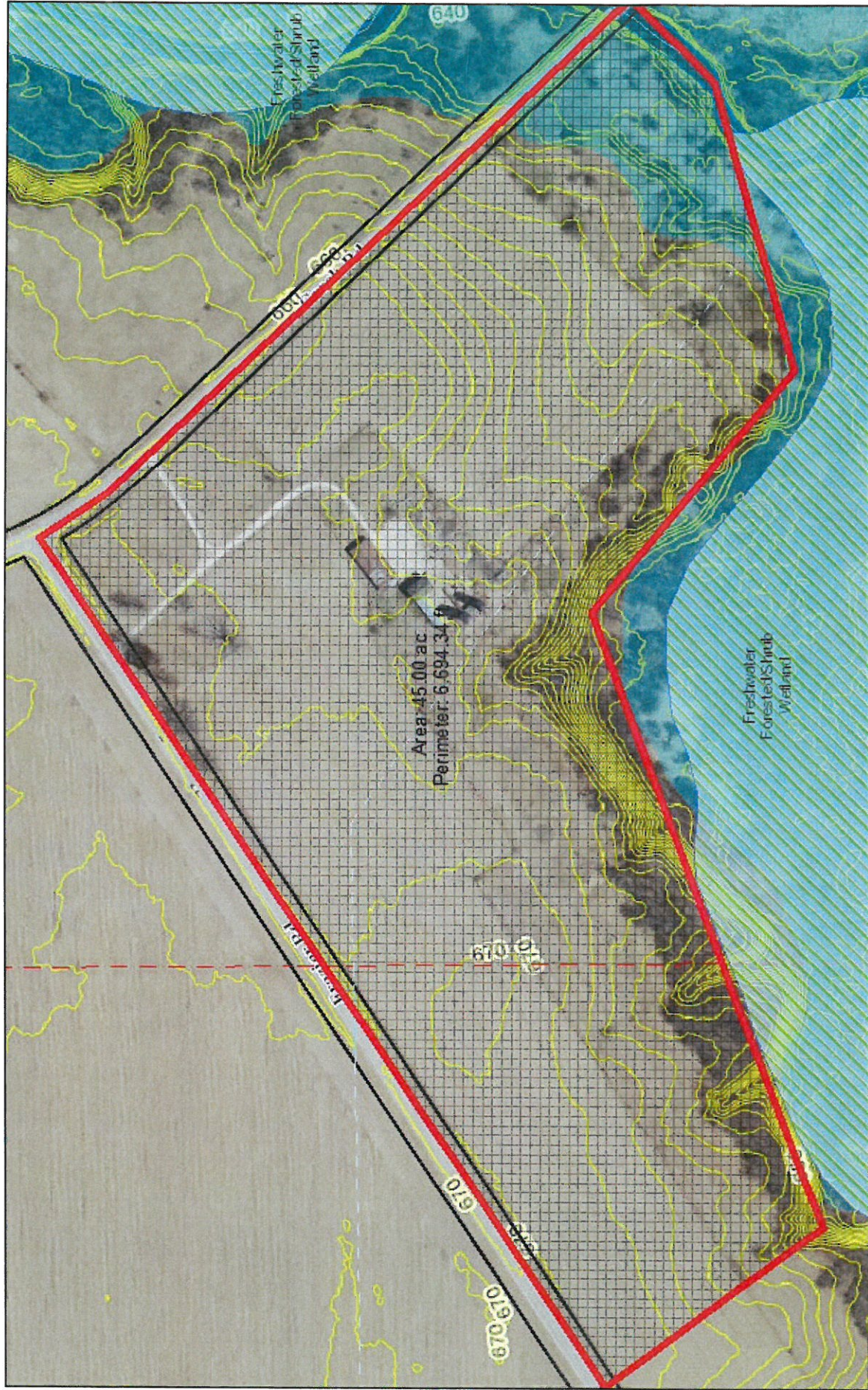
1:34,156

0 0.275 0.55 1.1 mi

0 0.45 0.9 1.8 km

Kendall County Illinois GIS

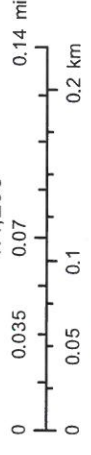
Cider Creek To Be ReZoned A-SU



August 23, 2016

-  Wetlands
-  1% Annual Chance Flood Hazard
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway

1:4,269

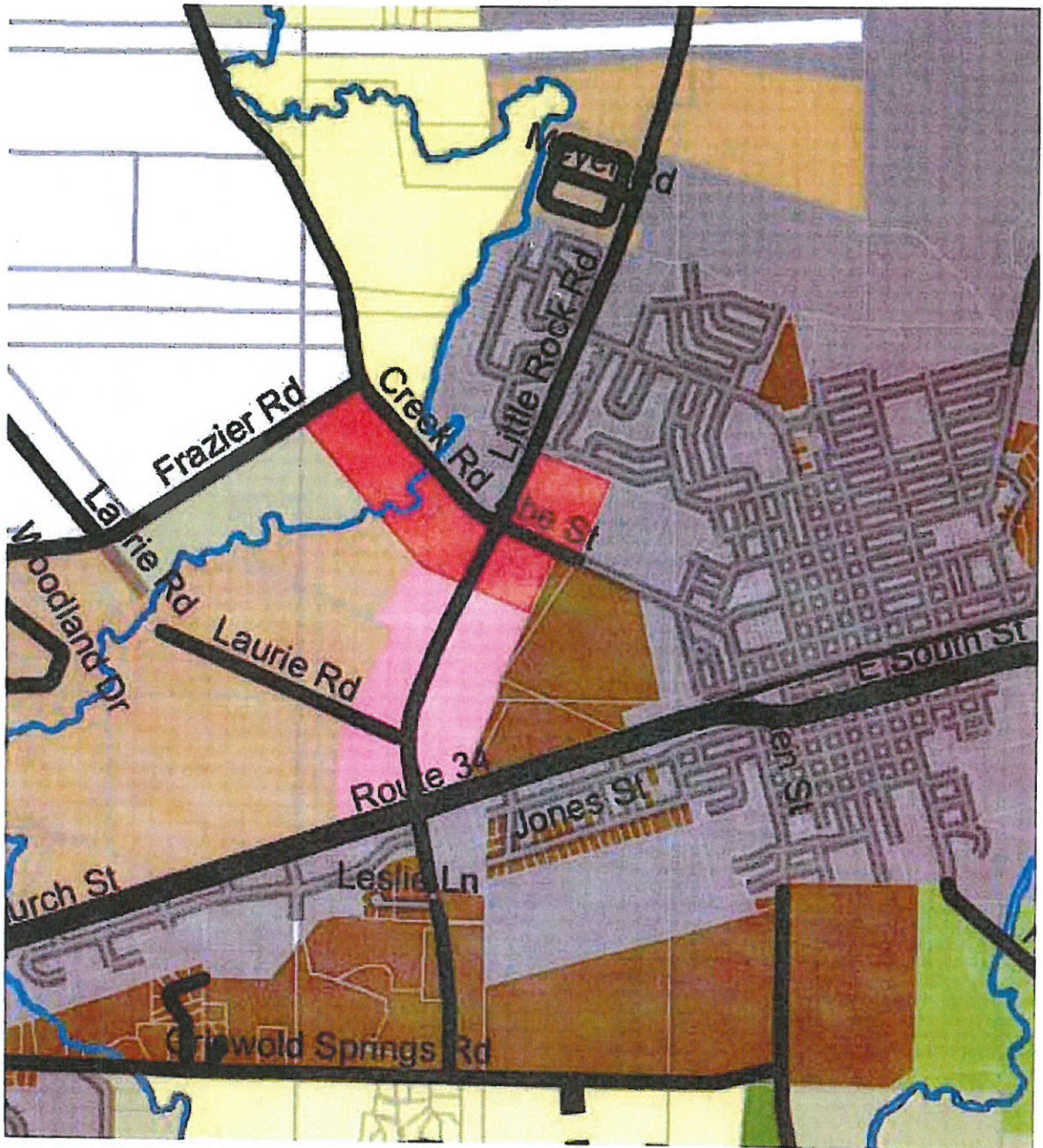


Kendall County Illinois GIS, FEMA
Kendall County Illinois GIS

August 22, 2016

LEGAL DESCRIPTION OF 45.8486-ACRE TRACT TO BE REZONED:

That Part of the East Half of Section 20 and that Part of the West Half of Section 21, Township 37 North, Range 6 East of the Third Principal Meridian described as follows: Beginning at the intersection of the centerlines of Frazier Road and Creek Road; thence South $55^{\circ}49'05''$ West, along said centerline of Frazier Road, 1980.0 feet; thence South $37^{\circ}40'55''$ East, 537.0 feet; thence North $68^{\circ}19'05''$ East, 1250.0 feet; thence South $51^{\circ}40'55''$ East, 616.0 feet; thence North $72^{\circ}41'29''$ East, 607.87 feet to the centerline of Little Rock Creek; thence North $38^{\circ}00'00''$ East, along said centerline, 106.0 feet; thence North $29^{\circ}00'00''$ East, along said centerline, 104.0 feet to said centerline of Creek Road; thence North $44^{\circ}01'24''$ West, along said centerline, 745.32 feet; thence North $44^{\circ}54'15''$ West, along said centerline, 514.15 feet; thence Northwesterly, along said centerline being a tangential curve to the right with a radius of 875.40 feet, an arc distance of 252.71 feet to the point of beginning in Little Rock Township, Kendall County, Illinois.



Applicant: Larry Nelson
Contact: Same
Address: 16524 Frazier rd
Plano, IL 60545

IDNR Project Number: 1702024
Date: 08/24/2016

Project: cider
Address: 15888 Frazier rd, Plano IL

Description: A to A-su

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under Part 1075.

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

Location

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

County: Kendall



Township, Range, Section:

37N, 6E, 20

37N, 6E, 21

IL Department of Natural Resources

Contact

Impact Assessment Section

217-785-5500

Division of Ecosystems & Environment

Disclaimer

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

09-13-16



BCH

Kendall County Planning Commission
Kendall County Special Use Hearing Officer
Kendall County Zoning Board of Appeals

To whom it concerns:

We are 100% opposed to petition #16-25. We have major concerns and do not want to see the project move forward.

We do not want to see or deal with any additional traffic. There is too much traffic on Creek Rd as it stands now. Furthermore, regarding the banquet hall...we are not interested in having excess noise from the banquet hall facility or any additional traffic. Not to mention the intoxicated people coming and going, which have the potential do damage to our property.

Regarding the retail portion of petition #16-25 we are 100% opposed to that as well.

We do not want the zoning changed to retail. What happens when this facility goes belly up in 3 years? Now we have to deal with the potential of another retailer coming in? Absolutely unacceptable.

As you all know, Creek rd is a historic stagecoach trail with great history and beauty. We would like to keep it that way. Peaceful and quite.

Best Regards,

Mr. & Mrs. Scott Francis Cosentino
2490 Creek Rd
Plano, IL 60545

**KENDALL COUNTY
REGIONAL PLANNING COMMISSION**

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

Unofficial Meeting Minutes of September 28, 2016

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

ROLL CALL

Members Present: Bill Ashton, Claire Wilson, Tom Casey, Budd Wormley, Larry Nelson, Roger Bledsoe

Staff present: Mike Hoffman, Teska Associates, Inc.

Members Absent: John Shaw and Angela Zubko

In the Audience: Suzanne Casey, Bill Kennedy, Jen and Zak Beckman, Doug Nelson, Jim Swanson, Scott & Jenny Cosentino, Barb Yurdt, Mel Traharne, Mike Bold, Chris Griffin, Gary Carlson, Chet Herrin, William McGrath (see attached sign-in sheet)

APPROVAL OF AGENDA

Mr. Wormley made a motion, seconded by Mr. Casey. With a voice vote of all ayes, the motion carried.

APPROVAL OF MINUTES

Ms. Wilson made a motion, seconded by Mr. Bledsoe, to approve the August 24, 2016 minutes. With a voice vote of all ayes, the motion carried.

Mr. Nelson recused himself for the next item on the agenda at 7:05pm.

PETITIONS

16-25 The Bluffs, Inc. d/b/a Cider Creek

Mr. Hoffman briefly reviewed the case, summarizing the staff memorandum. Mr. Nelson, as the petitioner, then reviewed their property ownership (approximately 160 acres), the relationship to the County LRMP, and the proposed concept plan. He noted that they hoped to begin the cider mill and storage building this fall/winter, with construction of the store/bakery in mid-2017 and construction of the banquet facility following in 2018. They plan to plant an additional 4,500 apple trees in spring of 2017, which combine with the existing 500 trees will total 5,000 trees. He noted that the soils perc well, and he is aware of the need to comply with County Health Department regulations. He also suggested that the U-Pick operation could open as early as fall of 2017.

Ms. Wilson asked about the size of the proposed banquet facility. Mr. Nelson suggested it would not be more than 10,000 square feet, and food would be catered. He noted that most music would be inside the building. Ms. Wilson also asked about the location of restroom facilities. Mr. Nelson noted that they would be provided within the store and the banquet facility. He also noted that some portable restrooms may be used near the orchard for convenient access during seasonal events. Ms. Wilson asked about the size of the store, which Mr. Nelson suggested in the 6,000 to 10,000 square foot range. He also noted that alcoholic beverages produced at the site would be apple products – they have no plan to brew beer. He also noted that the petting zoo would be located in front of the bakery/store, and he noted that they plan to have a train ride as well.

Mr. Wormley asked about the number of wells, and Mr. Nelson replied that only one well was planned. Mr. Wormley also asked about the need for grease interceptors and holding tanks. Mr. Nelson noted he was aware

of the requirements, and would work with the County Health Department, including to design the system to handle surges in demand.

Mr. Casey asked about alcohol sales. Mr. Nelson noted they will need to get all appropriate federal, state, and County permits. He noted that they do not plan to sell open liquor (ie. no alcoholic drinks at the restaurant), but will have tastings and will sell packaged products of goods produced on-site that customers can take home to enjoy. Mr. Casey also asked about waste products from the cider press. Mr. Nelson noted there would be minimal waste, and what waste that is produced would be collected and used for fertilizer on nearby farm property.

Ms. Wilson asked about signs. Mr. Nelson noted they plan to have a sign near the corner of Frazier and Creek Roads, and they would like to follow the commercial sign regulations. The sign would be externally illuminated.

Chair Ashton then opened the floor to public comments. Mike Bond said his concerns centered around the hours of operation, traffic, and lighting. In particular, he was concerned about increased traffic late at night after events or banquets. Mr. Nelson noted that his desired store hours would be 7am till midnight, with the banquet facility open until whatever time the liquor license allowed, maybe 1:00am. He also suggested he anticipated most traffic coming and going from the site would take Creek Road to Little Rock Road, then either go north towards Galena Road or south to Route 34.

Chris Griffin asked about a proposed bike trail along Frazier Road as depicted on the County trail plan. Mr. Nelson noted that he was supportive of a trail, and was willing to provide a 10' easement to the Forest Preserve District in the future if they were to build a trail.

Gary Carlson asked about potential stormwater run-off caused by the new buildings and parking. He also was concerned about the size of septic field required for the banquet facility. Mr. Nelson noted that they would follow County requirements for both stormwater management and provision of adequate septic facilities.

Chet Herrin expressed a concern about increased traffic by drivers on Creek Road after they had consumed alcohol at a banquet. Mike Bond expressed a similar concern. Mr. Nelson noted that, given the trash he picks up regularly along Frazier Road that is already a problem on local streets.

Mike Bond asked if pavers were considered. Mr. Nelson said yes, but given cost for both installation and maintenance he decided against that approach.

Scott Cosentino expressed concern for increased traffic on Creek Road. He also asked about the proposed restaurant, and if it could be turned into a steak house or other type of restaurant. Mr. Nelson noted the restaurant was focused on providing bakery items, and perhaps other items during events. It is not intended to be a regular restaurant. To maintain the agricultural character of the area, they are not seeking commercial zoning.

Discussion ensued regarding the hours of operation, the maximum number of buildings, and the time frame of development. Mr. Hoffman noted that the Heap Pumpkin Farm had hours established as 9am till 10pm Monday-Wednesday, with hours extended until 11:30pm for Thursday-Sunday.

Mr. Wormley motioned, seconded by Ms. Wilson, to approve the proposed special use with the conditions noted in the staff report and the following changes:

1. Delete #12 – Sheriff's Department has advised that provision is not needed.

2. Add a restriction that there would be a maximum of three new buildings of a maximum of 10,000 sq. ft. each.
3. Add a provision that signs will be governed by the commercial sign regulations (not the agricultural regulations).
4. Hours of operation shall be between 7am and 10pm Monday-Wednesday, and until 11:30pm Thursday-Sunday. Banquets may operate until midnight.

By roll call vote the motion was approved 5-0 (Mr. Nelson abstained)

Mr. Nelson rejoined the Commission at 8:59pm

;
OLD BUSINESS

16-14 Robert Delaney – Outdoor Gun Range

No discussion. Continued to October.

NEW BUSINESS

Mr. Hoffman noted that Parkview Christian Academy was interested in developing athletic fields on a property along the west side of Route 47 north of Ament Road. He noted the property is illustrated for commercial use on the County's LRMP, and he is seeking direction from the Commission regarding the appropriateness of the proposed use and if the applicant should pursue zoning as an Agricultural Special Use or as a B-4 Commercial Use.

Jedd Davis with Parkview explained Parkview's need for fields and interest in the property. He noted that they had begun conversations with IDOT regarding a potential curb-cut onto Route 47. He mentioned he had also had a positive initial conversation with the Yorkville City Administrator, and that Parkview was open to partnering with the Park District or other organizations regarding the use of the facility.

Ms. Wilson asked about potential lighting, restrooms, and other improvements. Mr. Davis noted that they may at some point want to light the football field, and that they would likely include a restroom/concession building. He noted the plans were conceptual at this point, and they were open to shifting and reconfiguring improvements. Ms. Wilson suggested shifting the football field to the northwest corner of the site behind the IDOT facility to help block future lights.

Mr. Wormley asked if they considered locating on Ament Road rather than along Route 47, as he felt Route 47 was more valuable as commercial property. Mr. Davis noted they had explored that option, but the property owner was only interested in selling this area along Route 47.

General consensus of the Commission was that this was an appropriate use, and that Parkview Christian Academy should consider a petition to change the zoning to B-4 Commercial Recreation to accommodate the proposed private athletic fields.

Ms. Wilson raised a concern regarding events and shooting at the Ellis Forest Preserve. In her opinion, the facility should either seek a special use or cease operations. She mentioned a letter she had received from a neighbor in the area. She noted that the tent used for events is located on the edge of the property, and she often hears of concern regarding noise. It was suggested by Mr. Nelson that she suggest the neighbor file a formal complaint with the Planning, Building and Zoning Department.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

Mr. Hoffman summarized the following:

16-18 LRMP Amendment – changing from Suburban Residential to Commercial at the northwest corner of Light Road and Route 31 – Approved by the County Board 9.20.16

16-20 Stor-Mor, Inc. – Approving zoning change to B-2 and Special Use for Indoor and Outdoor Storage – Approved by the County Board 9.20.16

16-21 High Grove Subdivision – Rezoning from RPD-2 to R-2 and preliminary and final plat – continued at PBZ due to information not included on Plat and lack of NRI, EcoCat reports. Received legal objection on rezoning, requiring $\frac{3}{4}$ vote at County Board.

CITIZENS TO BE HEARD/ PUBLIC COMMENT

None

ADJOURNMENT

Ms. Wilson made a motion, seconded by Mr. Casey, to adjourn. With a voice vote of all ayes, the motion carried. The Regional Plan Commission meeting adjourned at 9:35 pm.

Respectfully submitted by,
Mike Hoffman, Teska Associates, Inc.

**KENDALL COUNTY
REGIONAL PLAN COMMISSION
September 28, 2016**

NAME	CONTACT INFORMATION (Address, Phone, E-Mail)
William McGrath Dianne	12170 MCKANNA RD MINOOKA, IL 60447 815-495-4406
Bill Kennedy	2003 Pauline Pl. Plano, IL 60545 630-552-9066
Jen Beckman Zak Beckman	16524 Frazier rd Plano IL 60545
Doug Nelson	16524 Frazier Rd Plano IL 60545
Chal Herbold	1670 Creek Rd Plano IL 60545
JIM SWANSON	2370 N. 407 th RD, SKENIDAN 60551
Scott & Jenny Cosentino	2490 Creek Rd Plano, IL 60545 630.327.0560
Baib Yumelt	2524 Creek Plano
1415 CARROLL DESPLAINES MEL TRAHARNE	2431 CREEK RD LANDOWEN