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**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**

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August 29, 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 May 2, 2016 Zoning Board of Appeals hearing

PETITIONS:

**1. 16-20 Stor-Mor Inc.**

Request: Zoning Map Amendment

Location: 1317 Route 31, Oswego Township

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

**2. 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)

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

**NEW BUSINESS/ OLD BUSINESS**

**PUBLIC COMMENT**

**ADJOURN ZONING BOARD OF APPEALS**- Next meeting on October 3, 2016

**KENDALL COUNTY  
ZONING BOARD OF APPEALS MEETING  
111 WEST FOX STREET, Room 209 and 210  
YORKVILLE, IL 60560  
May 31, 2016 – 7:00 p.m.**

**CALL TO ORDER**

At 7:14 p.m., Vice Chairman Donna McKay called the Zoning Board of Appeals meeting to order.

**ROLL CALL**

Members present: Karen Clementi, Donna McKay (Vice- Chair), Scott Cherry, Dick Whitfield, and Dick Thompson

Members absent: Randy Mohr (Chairman) and Tom LeCuyer

Staff present: John Sterrett, Senior Planner

Public: Julie Gengler, Dan Kramer, Rod Wheeler

**MINUTES**

Ms. Clementi made a motion, seconded by Mr. Whitfield, to approve the May 2, 2016 meeting minutes. With a voice vote of all ayes, the motion carried.

**PETITIONS**

**16-12 Julie Gengler**

Request: Variance to the allow an accessory building to encroach into the required A-1 front yard setback

Location: 15531 O'Brien Road, Seward Township

Purpose: To allow an accessory structure in the A-1 district to be located 90' from the centerline of the roadway.

The petitioner, Julie Gengler, is requesting a variance to the required front yard setback for accessory structures to locate an accessory building ninety (90) feet from the centerline of Bell Road. This will encroach into the required front yard setback of 150' by sixty (60) feet. An existing accessory structure is located ninety (90) feet from the centerline of Bell Road and will be relocated further south on the property. The petitioner would like to utilize the existing impervious area where the existing accessory structure is located. The petitioner has indicated that by pushing the accessory building further south it would be located in a low area near an existing pond.

Staff recommends approval of the variance request with the understanding that the existing structure currently encroaching in the front yard setback will be relocated in an area on the property that meets the required setbacks.

Ms. Clementi made a motion to approve the variance and incorporate the findings of fact along with the conditions recommended by staff. Mr. Cherry seconded. The findings of fact are as follows:

*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. **The topography of the property would place a building in a low-lying area if the building were to be pushed further back to meet the required 150' front yard setback. Furthermore, by placing the building structure further back on the property it will be located in close proximity to an existing pond potential impacting the building.***

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **An existing pond on a lot with this size creates difficulty unique to this property as it reduces the amount of available area to build on the property without the need to encroach into the required setback.***

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The property was developed as it exists today prior to the petitioners purchasing the property.***

*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 structure will still maintain all other required setback distances to other property lines.***

*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 proposed structure will be used to serve only the owners of the subject property for accessory purposes and will not create any additional traffic on the roadway nor will it affect other nearby areas. A building permit will be required for the construction of the building.***

Vice Chairman McKay called for a vote. Mr. Sterrett called the roll: Mr. Whitfield – Yes, Mr. Cherry – Yes, Ms. McKay – Yes, Mr. Thompson – Yes, Ms. Clementi – Yes. The motion carried 5-0.

### **16-13 Rodney Wheeler**

Request: Variance to the allow an accessory building to encroach into the required A-1 front yard setback

Location: 4202 Wheeler Road, Na-Au-Say Township

Purpose To allow three grain bins to be located 107' from the centerline of the roadway.

The petitioners, Rodney and Patricia Wheeler, are requesting a variance to the required front yard setback for accessory structures to locate three (3) grain bin structures 107' from the centerline of Wheeler Road. This will encroach into the required front yard setback of 150' by forty-three (43) feet. The bins will be located on the north side of an existing grain leg and drying system which, according to the petitioner, is the only method of connecting to the drying system and grain leg. Nine (9) storage bins currently exist on site and the additional three (3) bins will reconfigure the placement of these bins by removing some of these existing bins. Based on the submitted site plan, it appears five (5) bins will be removed to accommodate the proposed bins. Staff recommends approval of the variance request for the three proposed grain bin structures to be located 107' from the centerline of Wheeler Road.

Mr. Whitfield made a motion to approve the variance and incorporate the findings of fact. Mr. Cherry seconded. The findings of fact are as follows:

*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. **The location of the existing grain leg and drying system prevents any future bins from being placed further back to meet the required 150' front yard setback. Meeting the requirement would require existing farmland to be utilized for the placement of the storage bins.***

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **The proposed grains bins will be located so they are able to function with the existing drying system.***

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The existing grain leg and drying system was established prior to the requirement for additional grain bins to be located at least 150' from the centerline of the roadway.***

*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 grain bins are consistent with the existing agricultural uses in the area and will have minimal additional impact.***

*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 grain bins are for an agricultural use and meet all other required setback distances. The location is a sufficient distance away from public roadway intersections.***

Vice Chairman McKay called for a vote. Mr. Sterrett called the roll: Ms. Clementi – Yes, Mr. Thompson – Yes, Mr. Whitfield – Yes, Mr. Cherry – Yes, Ms. McKay – Yes. The motion carried 5-0.

**REVIEW PETITIONS THAT WENT TO COUNTY BOARD** None

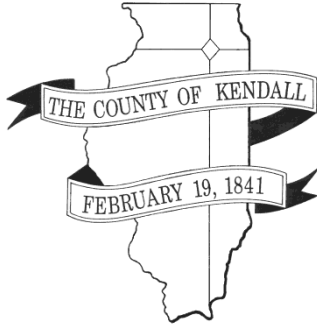
**NEW BUSINESS/OLD BUSINESS** None

**PUBLIC COMMENT** - None

**ADJOURNMENT OF THE ZONING BOARD OF APPEALS**

Mr. Cherry made a motion to adjourn the Zoning Board of Appeals meeting, Ms. McKay seconded the motion. With a voice vote of all ayes, the motion carried. Vice Chairman McKay adjourned the Zoning Board of Appeals meeting at 7:39 p.m.

Respectfully Submitted,  
John H. Sterrett, Senior Planner



**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

**Petition 16-20**

**Stor-Mor, Inc.**

**Zoning Map Amendment – B-1(Local Shopping) to B-2 (General Business)**

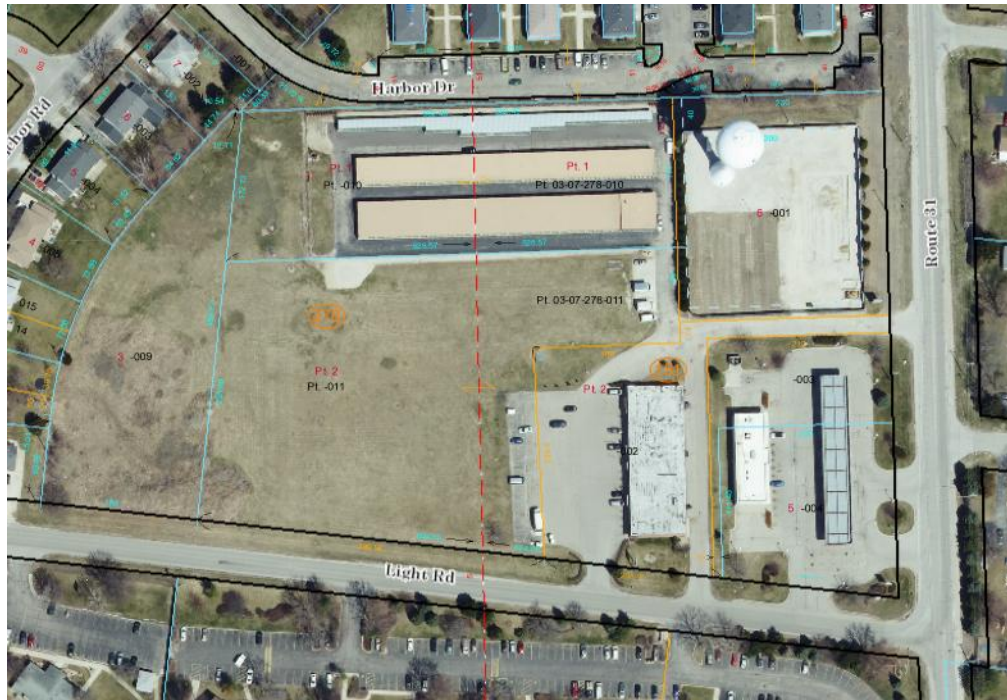
**Special Use – Outdoor Storage**

**SITE INFORMATION**

PETITIONER Robert Schneider d/b/a Stor-Mor, Inc.

ADDRESS 1317 Route 31

LOCATION Northwest corner of State Route 31 and Light Road



TOWNSHIP Oswego

PARCEL # 03-07-278-011

LOT SIZE 3.2 acres

EXITING LAND USE Vacant

ZONING B-1 (Local Shopping District)

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

Trails	Regional Trail along Light Road
Floodplain/ Wetlands	None

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

**APPLICABLE REGULATIONS** Section 13.07 – Amendments

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

Section 13.08 – Special Use Procedures

**SURROUNDING LAND USE**

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



**PHYSICAL DATA  
ENDANGERED SPECIES REPORT**

## **NATURAL RESOURCES INVENTORY**

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

### **ACTION SUMMARY**

#### **OSWEGO TOWNSHIP**

The Oswego Township Board voted 3-0 to approve the request.

#### **VILLAGE OF MONTGOMERY**

The Village reviewed the petition and had no objections.

#### **ZPAC (8.2.16)**

The ZPAC Committee made a favorable recommendation on the map amendment and the special use proposal.

#### **KCRPC (8.24.16)**

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

### **GENERAL**

Stor-Mor, Inc. is seeking a zoning map amendment from B-1 (Local Shopping) to B-2 (General Business) to provide an expansion of an existing enclosed self-service storage facility as well as to provide outdoor storage. The existing enclosed self-service storage facility is located on the 1.95 acre parcel adjacent to the north of the subject parcel and is zoned as B-2 with a special use for mini-warehousing. The petitioner currently has three existing storage buildings are located on the parcel immediately to the north consisting of 5,400sf, 10,230sf, 13,640sf and intends to construct a 8,400sf storage building on the subject parcel with twenty-nine (29) parking stalls for outdoor RV storage. The subject parcel's current zoning of B-1 does not permit either enclosed self-service storage facilities or outdoor storage. The B-2 district permits enclosed self-service storage facilities as a conditional use and outdoor storage as a special use.

### **MAP AMEDEMMENT**

The petitioner is requesting a zoning map amendment to rezone the 3.2 acre property from B-1 to B-2 to allow for an expansion of the enclosed self service storage facility and to allow outdoor storage. The county's Land Use Plan identifies this area as Suburban Residential. A rezoning of this property will require an amendment to the County's Land Use Plan to allow for commercial development. **The County's Regional Plan Commission approved an amendment to the Plan to indicate commercial in this vicinity.**

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

### **SPECIAL USE OPERATION**

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

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

### **BUILDING CODES**

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

## **STORMWATER MANAGEMENT**

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

## **LIGHTING**

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

## **CONCLUSION**

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

## **RECOMMENDATION**

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

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

## **ATTACHMENTS**

1. Findings of Fact – Rezoning
2. Findings of Fact – Special Use
3. Description of proposed zoning – prepared by the petitioners
4. Description of proposed use – prepared by the petitioners
5. Village of Montgomery Email – 7.29.16
6. Oswego Township Letter – 8.10.16
7. ZPAC Minutes 8.2.16
8. KCRPC Minutes
9. Plat of Survey
10. Site Plan



## SPECIAL USE FINDINGS of FACT

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

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

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

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

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

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

## ZBA FINDINGS of FACT

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

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

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

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

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

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



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

## Rezoning Request

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

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

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

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



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

## Special Use of Land Request

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

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

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

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

## John Sterrett

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**From:** Rich Young [ryoung@ci.montgomery.il.us]  
**Sent:** Friday, July 29, 2016 8:11 AM  
**To:** John Sterrett  
**Subject:** RE: Zoning Petition 16-20 - Stor-Mor Mini Storage

John,

The Village of Montgomery has no objections to the proposed development.

Regards, Rich

*Richard Young*

Village of Montgomery  
Director of Community Development  
200 No. River Street  
Montgomery, IL 60538  
(331) 212-9021

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**From:** John Sterrett [<mailto:JSterrett@co.kendall.il.us>]  
**Sent:** Wednesday, July 20, 2016 12:02 PM  
**To:** John Sterrett <[JSterrett@co.kendall.il.us](mailto:JSterrett@co.kendall.il.us)>  
**Subject:** Zoning Petition 16-20 - Stor-Mor Mini Storage

Good afternoon,

Attached, please find information on zoning petition 16-20 for Robert Schneider d/b/a Stor-Mor Mini Storage. The petition is a request for a zoning map amendment to rezone Parcel 03-07-278-011 from B-1 (Local Shopping) to B-2 (General Business) as well as a special use request to operate an outdoor storage facility. The property is located at 1317 Route 31 in Oswego Township. This petition will be on the August 2<sup>nd</sup> ZPAC agenda for discussion.

Please feel free to contact me with any questions.

**John H. Sterrett**  
**Senior Planner**

Kendall County Planning, Building, & Zoning  
111 West Fox Street, Room 203  
Yorkville, Illinois 60560  
Phone: 630.553.4139 | Fax: 630.553.4179

# OSWEGO TOWNSHIP

Est. 1849

84 Templeton  
P.O. Box 792  
Oswego, IL 60543-0792

August 10, 2016

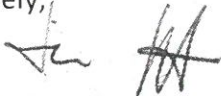
Kendall Co. Planning, Bldg. & Zoning Dept.  
111 West Fox St.  
Yorkville, Il. 60560

Gentlemen:

The Oswego Township Board upon motion of 3 "ayes" and one absent, moved to Approve the request of Petition #16-20 Robert Schneider d/b/a/ Stor-Mor Mini Storage For a B-2 Special Use to operate an outdoor storage facility for RV storage at 1317 Route 31 in Oswego Township.

This action will be so stated in the minutes of the meeting of August 9,2016 of the Oswego Board of Trustees.

Sincerely,



James K. Detzler  
Township Supervisor

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
August 2, 2016 – Meeting Minutes**

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

Present:

Scott Gryder – PBZ Committee Chair (Arrived)  
Fran Klaas – Highway Department  
Jason Langston – Sheriff's Office  
Aaron Rybski – Health Department  
Megan Andrews – Soil & Water Conservation District  
John Sterrett – PBZ Department

Absent:

David Guritz- Forest Preserve  
Brian Holdiman- PBZ Department  
Greg Chismark – WBK Engineering, LLC

Audience: Attorney Dan Kramer; Attorney Kelly Helland

**AGENDA**

Mr. Klaas made a motion, seconded by Ms. Andrews, to amend the agenda to move public comment before approval of the minutes. With a voice vote of all ayes the motion carried.

**PUBLIC COMMENT**

Dariusz Kozinski, VP of Service Employees International Union Local 1 appeared with employees of Cleaner Leading Services, the cleaning service for Kendall County buildings as well as others. Mr. Kozinski stated that employees with this company make low wages with no benefits and he would like to see the County look into using a responsible cleaning company.

**MINUTES**

Mr. Gryder made a motion, seconded by Mr. Klaas, to approve the July 12, 2016 meeting minutes with a correction to wording regarding class v injection requirements. With a voice vote of all ayes the motion carried.

**PETITIONS**

**16-18 LRMP Amendment**

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

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

Staff is of the opinion that given the existing zoning classifications and existing commercial uses in this area that the County's Land Use plan be amended to reflect commercial development for consistency with existing zoning and

uses. Attached is a draft amendment to this portion of the Land Use Plan identifying the area as commercial. Per State Statute, a public hearing must take place as part of amending the County's Land Use Plan. This public hearing will occur at the next Regional Plan Commission meeting in August.

Mr. Klaas made a motion, seconded by Mr. Gryder, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.

#### **16-20 – Stor-Mor, Inc. – Zoning Map Amendment – B-1 to B-2**

Mr. Sterrett outlined the request for a zoning map amendment for the property at 1317 Route 31 in Oswego Township. Stor Mor Inc is requesting a zoning map amendment to rezone the 3.2 acre property from B-1 to B-2 to allow for an expansion of the enclosed self service storage facility and to allow outdoor storage. The county's Land Use Plan identifies this area as Suburban Residential. A rezoning of this property will require an amendment to the County's Land Use Plan to allow for commercial development. The County's Regional Plan Commission discussed this potential change at their June and July meetings and will hold a public hearing on the amendment in August. The existing zoning classifications and land uses in the area are consistent with a commercial category and would benefit from a change in the land use plan to accommodate any future commercial redevelopment at the intersection.

Mr. Klaas made a motion, seconded by Mr. Gryder, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.

#### **16-20 – Stor-Mor, Inc. – B-2 Special Use – Outdoor Storage and Enclosed Self-Service Storage**

Mr. Sterrett outlined the request for a special use for an outdoor storage as well as enclosed self-service storage for the property at 1317 Route 31 in Oswego Township. Stor Mor Inc intends to construct a 8,400sf enclosed self-storage facility just south of the three existing buildings. In addition to this enclosed structure, twenty-nine (29) angled parking stalls are proposed for RV storage outdoors. Staff notes that the drive aisle leading to twelve (12) of these parking stalls is a dead end and the angled parking stalls will require any vehicle stored to be backed out completely down the access aisle. Prior to construction, approval from the Oswego Fire Protection District should be received that this dead end access drive will not require a turnaround for emergency vehicles.

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

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

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

Mr. Gryder made a motion, seconded by Mr. Rybski, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.

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

Mr. Sterrett outlined the request for a zoning map amendment for the property on the west side of Grove Road, approximately 1 mile north of Route 52 in Seward Township. The petitioners, Tom and Suzanne Casey, are  
ZPAC Meeting Minutes 8.2.16



**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

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

**Unofficial Meeting Minutes of August 24, 2016**

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

**ROLL CALL**

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

Staff present: John Sterrett, Senior Planner

Members Absent: John Shaw and Vern Poppen

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

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

**PETITIONS**

**16-18 LRMP Amendment**

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

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

Staff is of the opinion that given the existing zoning classifications and existing commercial uses in this area that the County's Land Use plan be amended to reflect commercial development for consistency with existing zoning and uses.

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

No Comments from the public.

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

Mr. Nelson made a motion, seconded by Ms. Wilson, to approve the LRMP Amendment. With a voice vote of all ayes, the motion carried.

### **16-20 – Stor-Mor, Inc. – Zoning Map Amendment – B-1 to B-2**

Mr. Sterrett outlined the request for a zoning map amendment for the property at 1317 Route 31 in Oswego Township. Stor Mor Inc is requesting a zoning map amendment to rezone the 3.2 acre property from B-1 to B-2 to allow for an expansion of the enclosed self service storage facility and to allow outdoor storage. The county's Land Use Plan identifies this area as Suburban Residential. A rezoning of this property will require an amendment to the County's Land Use Plan to allow for commercial development. The County's Regional Plan Commission discussed this potential change at their June and July meetings and will hold a public hearing on the amendment in August. The existing zoning classifications and land uses in the area are consistent with a commercial category and would benefit from a change in the land use plan to accommodate any future commercial redevelopment at the intersection.

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

### **16-20 – Stor-Mor, Inc. – B-2 Special Use – Outdoor Storage and Enclosed Self-Service Storage**

Mr. Sterrett outlined the request for a special use for an outdoor storage as well as enclosed self-service storage for the property at 1317 Route 31 in Oswego Township. Stor Mor Inc intends to construct a 8,400sf enclosed self-storage facility just south of the three existing buildings. In addition to this enclosed structure, twenty-nine (29) angled parking stalls are proposed for RV storage outdoors. Staff notes that the drive aisle leading to twelve (12) of these parking stalls is a dead end and the angled parking stalls will require any vehicle stored to be backed out completely down the access aisle. Prior to construction, approval from the Oswego Fire Protection District should be received that this dead end access drive will not require a turnaround for emergency vehicles.

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

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

The property will be developed in accordance with the site plan

A building permit shall be secured prior to construction of the proposed storage building

A stormwater management permit shall be secured prior to the development of the property  
The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties.

Office hours of operation shall be limited to 8:00am to 5:00pm and gate hours of operation shall be limited to 7:00am to 7:00pm

No more than twenty-nine (29) vehicles may be stored on site at a time

All vehicles stored on site shall be located within a designated stall

All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance

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

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

Mr. Casey informed Chairman Ashton that he will recuse himself from discussion on this petition. Mr. Sterrett outlined the request for a zoning map amendment for the property on the west side of Grove Road, approximately 1 mile north of Route 52 in Seward Township. The petitioners, Tom and Suzanne Casey, are requesting a zoning map amendment to rezone the 9.9 acres from RPD-2 to R-2. The County Land Use Plan identifies this area as Rural Residential with a maximum density of 0.65 dwelling units per acre. With a proposed four (4) lot subdivision, the property will have a density of 0.40 dwelling units per acre. This is less than the proposed density of the original 48 lot development on the 109 acre tract of land. The Village of Plattville's Comprehensive Plan identifies this area as low density residential with a maximum density equivalent to the County of 0.65 dwelling units per acre. The City of Joliet identifies this area as residential with a maximum density of 2.5 dwelling units per acre. The property was originally approved in 2006 as a 48 lot single family home subdivision with lots of open space on an overall 109 acre tract of land. The final plat of subdivision was not recorded thus voiding the approval. Since that time the Joliet Park District has acquired 97 of the 109 acres from the petitioners. Of the remaining 12 acres from the original development, the petitioner is requesting to rezone 9.9 acres to R-2 Single-family Residential.

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

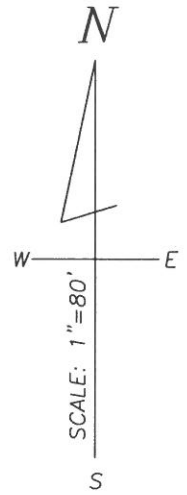
### **16-21 – High Grove Subdivision – Preliminary and Final Plat of Subdivision**

Mr. Casey informed Chairman Ashton that he will recuse himself from discussion on this petition. Mr. Sterrett explained that the petitioner's have contemporaneously submitted a Preliminary and Final Plat for a four (4) lot subdivision. Each of the four lots has a lot size of 94,207 square feet. These lot sizes meet the minimum lot size requirement of 90,000 square feet of the R-2 district. Grove Road currently has a seventy (70) foot right-of-way. As a major collector roadway, 120' of right-of-way is required. An additional fifteen (15) feet of ROW will be dedicated on the west side of Grove Road for future widening as well as a no access strip easement along lots 1 and 2 and the 2.1 acres north of the proposed development.

The four (4) lots are proposed to be served by a private road within proposed lot 5 having a width of 40'. It is staff's understanding that the private road has an easement for ingress and egress granted to the Joliet Park District for access to a future park site. Attorney Dan Kramer, representing the petitioner's stated that the Joliet Park District will construct and maintain the drive.

# PLAT OF SURVEY

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



ANGHOR ROAD

15' SEWER & WATERMAIN EASEMENT

IRON STAKE 3.32 ELY.

FENCE 0.43 N.

CHAIN LINK FENCE ON LINE



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

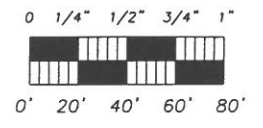
THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO,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

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

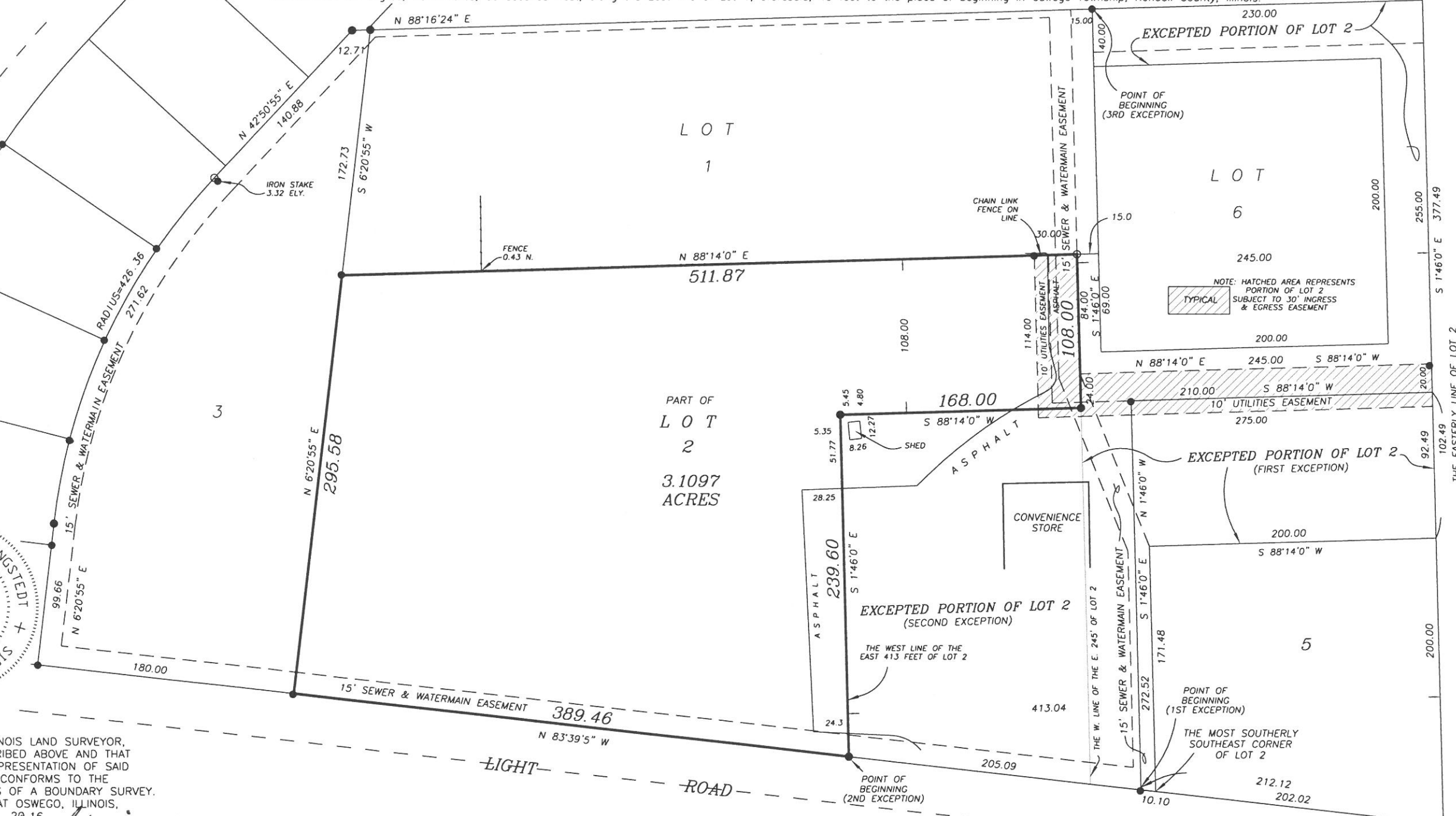
**WILLIAM M. WINGSTEDT**  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
329 WHITE PINES CT., OSWEGO, ILLINOIS 60543  
PHONE: (630) 554-8209 FAX (630) 551-1207

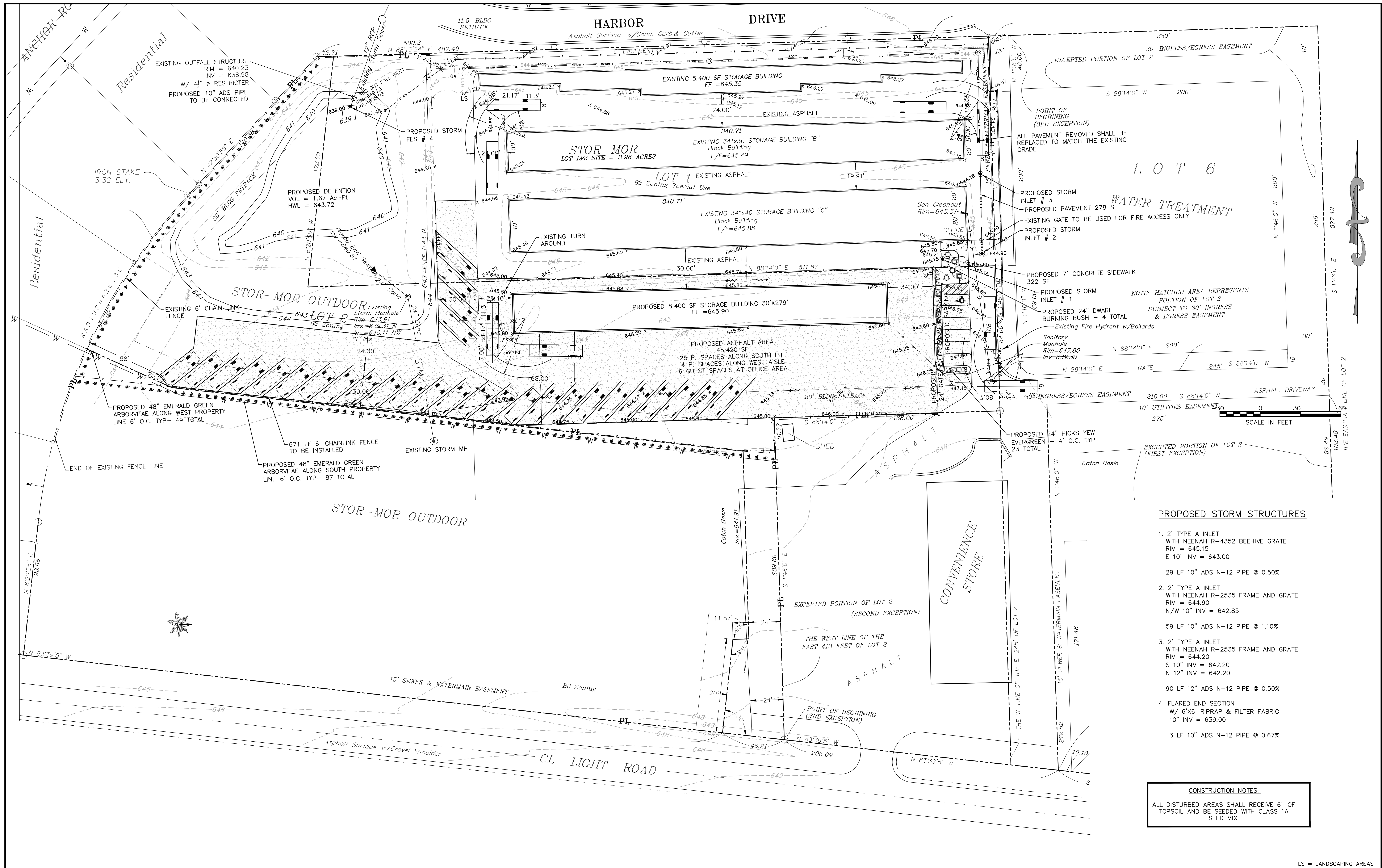
ILLINOIS LAND SURVEYOR NO. 2675  
(LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2016)  
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON A RECORD DATUM LINE.  
PLEASE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

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



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





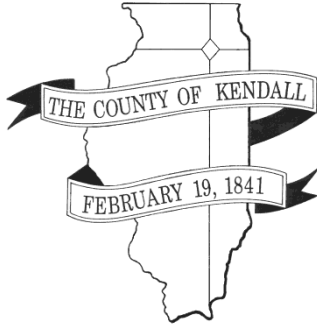
**PROPOSED STORM STRUCTURES**

1. 2' TYPE A INLET  
WITH NEENAH R-4352 BEEHIVE GRATE  
RIM = 645.15  
E 10" INV = 643.00  
  
29 LF 10" ADS N-12 PIPE @ 0.50%
2. 2' TYPE A INLET  
WITH NEENAH R-2535 FRAME AND GRATE  
RIM = 644.90  
N/W 10" INV = 642.85  
  
59 LF 10" ADS N-12 PIPE @ 1.10%
3. 2' TYPE A INLET  
WITH NEENAH R-2535 FRAME AND GRATE  
RIM = 644.20  
S 10" INV = 642.20  
N 12" INV = 642.20  
  
90 LF 12" ADS N-12 PIPE @ 0.50%
4. FLARED END SECTION  
W/ 6'x6' RIPRAP & FILTER FABRIC  
10" INV = 639.00  
  
3 LF 10" ADS N-12 PIPE @ 0.67%

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

NO.	DATE	NOTES

LS = LANDSCAPING AREAS



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 16-21  
High Grove Subdivision  
Zoning Map Amendment – RPD-2 (Residential Planned  
Development) to R-2 (Single-Family Residential)**

**SITE INFORMATION**

PETITIONER Tom and Suzanne Casey d/b/a Bean Homestead, LLC

ADDRESS Grove Road

LOCATION West side of Grove Road, approximately 1 mile north of U.S. Route 52, Seward Township (PIN 09-07-200-024)



TOWNSHIP Seward

PARCEL # Pt PIN 09-07-200-024

SIZE 9.9 acres

EXITING LAND USE Agricultural

ZONING RPD-2 (Residential Planned Development – Two)  
Current: RPD-2 (High Grove Subdivision)  
Ordinance 2006-42A: Concept & Preliminary Plat  
Ordinance 2006-43A: Rezone from A-1 to RPD-2  
Ordinance 2006-44: Final Plat

Ordinance 2006-45: SSA  
 Ordinance 2006-46: Back-up SSA

LRMP	Land Use	Rural Residential (Max Density 0.65 DU/Ac)
	Roads	Grove Road is a County Road classified as a Major Collector Roadway
	Trails	Proposed Multi-Use Trail on West side of Grove Road per City of Joliet's Comprehensive Plan
	Floodplain/ Wetlands	None

**REQUESTED ACTION** Zoning Map Amendment to rezone from RPD-2 (Residential Planned Development – Two) to R-2 (Single-Family Residential)

Preliminary Plat of Subdivision

Final Plat of Subdivision

**APPLICABLE REGULATIONS** § 8.07 of the Zoning Ordinance(R-2 – Single Family Residential)  
 § 13.07 of the Zoning Ordinance (Amendments)  
 §7.00- §7.04 (Subdivision Control Ordinance- Procedure for Approval & Requirements for Preliminary & Final Plats)  
 §10.00.H of the Subdivision Regulations (Private drive standards)

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Residential	A-1; RPD-2	Rural Residential	A-1
South	Residential	A-1	Rural Residential	A-1; R-1
East	Agricultural	A-1	Rural Residential	A-1
West	Agricultural	RPD-2	Rural Residential	RPD-2; A-1



**PHYSICAL DATA**

**ENDANGERED SPECIES REPORT**

None received.

**NATURAL RESOURCES INVENTORY**

None Received.

**ACTION SUMMARY**

**SEWARD TOWNSHIP**

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

**VILLAGE OF PLATTVILLE**

The Village of Plattville is the nearest municipality to the subject site. The Village is within 1½ miles of the proposed development. The Village acknowledged receiving the petition however no comments have been received.

**ZPAC (8.2.16)**

The ZPAC Committee made a favorable recommendation.

**KCRPC (8.24.16)**

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

**GENERAL**

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

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

**MAP AMENDEMENT**

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

**CONCLUSION**

The rezoning of the subject property from RPD-2 (Residential Planned Development – Two) to R-2 (Single-Family Residential) is consistent with the County's Land Use Plan as well as the Village of Plattville and City of Joliet. The density of the proposed four lot residential subdivision will be under the maximum requirements and less than what was proposed in the original 48 lot development.

**RECOMMENDATION**

Staff recommends approval of the zoning map amendment from RPD-2 to R-2 contingent on the results of the IDNR EcoCat and the NRI Executive Report.

**ATTACHMENTS**

1. Findings of Fact
2. Zoning Plat
3. ZPAC Minutes 8.2.16
4. KCRPC Minutes 8.24.16



## ZBA FINDINGS of FACT

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

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

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

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

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

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

August 22, 2016

To: Kendall County Department of Planning, Building & Zoning,

On August 8, 2016, The Seward Township Board heard a presentation given by Attorney Dan Kramer, who represents Sue and Tom Casey. The Presentation was in regard to Petition # 16-21-Casey/Beane Homestead. (Pin 09-07-200-024) A request for a zoning map amendment from RPD-2 (Residential Planned Development) to R-2 (Single Family Residential) and a request for approval of a preliminary plat and final plat of subdivision for 4 residential lots.

The Seward Township Board unanimously approved a positive recommendation for the zoning map amendment and approval of the preliminary plat and final plat of subdivision for the 4 residential lots.

If you need any further documentation please do not hesitate to contact me or Jean Homerding, (815-467-4623) Supervisor for Seward Township.

Pam Gegenheimer  
Seward Township Clerk  
815-954-5202  
pamelagegenheimer@gmail.com

uses. Attached is a draft amendment to this portion of the Land Use Plan identifying the area as commercial. Per State Statute, a public hearing must take place as part of amending the County's Land Use Plan. This public hearing will occur at the next Regional Plan Commission meeting in August.

Mr. Klaas made a motion, seconded by Mr. Gryder, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.

#### **16-20 – Stor-Mor, Inc. – Zoning Map Amendment – B-1 to B-2**

Mr. Sterrett outlined the request for a zoning map amendment for the property at 1317 Route 31 in Oswego Township. Stor Mor Inc is requesting a zoning map amendment to rezone the 3.2 acre property from B-1 to B-2 to allow for an expansion of the enclosed self service storage facility and to allow outdoor storage. The county's Land Use Plan identifies this area as Suburban Residential. A rezoning of this property will require an amendment to the County's Land Use Plan to allow for commercial development. The County's Regional Plan Commission discussed this potential change at their June and July meetings and will hold a public hearing on the amendment in August. The existing zoning classifications and land uses in the area are consistent with a commercial category and would benefit from a change in the land use plan to accommodate any future commercial redevelopment at the intersection.

Mr. Klaas made a motion, seconded by Mr. Gryder, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.

#### **16-20 – Stor-Mor, Inc. – B-2 Special Use – Outdoor Storage and Enclosed Self-Service Storage**

Mr. Sterrett outlined the request for a special use for an outdoor storage as well as enclosed self-service storage for the property at 1317 Route 31 in Oswego Township. Stor Mor Inc intends to construct a 8,400sf enclosed self-storage facility just south of the three existing buildings. In addition to this enclosed structure, twenty-nine (29) angled parking stalls are proposed for RV storage outdoors. Staff notes that the drive aisle leading to twelve (12) of these parking stalls is a dead end and the angled parking stalls will require any vehicle stored to be backed out completely down the access aisle. Prior to construction, approval from the Oswego Fire Protection District should be received that this dead end access drive will not require a turnaround for emergency vehicles.

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

- The property will be developed in accordance with the site plan
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- A stormwater management permit shall be secured prior to the development of the property
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- All vehicles stored on site shall be located within a designated stall
- All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance

Mr. Gryder made a motion, seconded by Mr. Rybski, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.

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

Mr. Sterrett outlined the request for a zoning map amendment for the property on the west side of Grove Road, approximately 1 mile north of Route 52 in Seward Township. The petitioners, Tom and Suzanne Casey, are  
ZPAC Meeting Minutes 8.2.16

requesting a zoning map amendment to rezone the 9.9 acres from RPD-2 to R-2. The County Land Use Plan identifies this area as Rural Residential with a maximum density of 0.65 dwelling units per acre. With a proposed four (4) lot subdivision, the property will have a density of 0.40 dwelling units per acre. This is less than the proposed density of the original 48 lot development on the 109 acre tract of land. The Village of Plattville's Comprehensive Plan identifies this area as low density residential with a maximum density equivalent to the County of 0.65 dwelling units per acre. The City of Joliet identifies this area as residential with a maximum density of 2.5 dwelling units per acre. The property was originally approved in 2006 as a 48 lot single family home subdivision with lots of open space on an overall 109 acre tract of land. The final plat of subdivision was not recorded thus voiding the approval. Since that time the Joliet Park District has acquired 97 of the 109 acres from the petitioners. Of the remaining 12 acres from the original development, the petitioner is requesting to rezone 9.9 acres to R-2 Single-family Residential.

Ms. Andrews made a motion, seconded by Mr. Rybski, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.

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

Mr. Sterrett explained that the petitioner's have contemporaneously submitted a Preliminary and Final Plat for a four (4) lot subdivision. Additional information that should be included on the Preliminary Plat. Four residential lots are proposed on the Preliminary and Final Plat. Each of the four lots has a lot size of 97,379 square feet. These lot sizes meet the minimum lot size requirement of 90,000 square feet of the R-2 district. Grove Road currently has a seventy (70) foot right-of-way. As a major collector roadway, 120' of right-of-way is required. An additional twenty-five (25) feet of ROW should be dedicated on the west side of Grove Road for future widening. This additional right-of-way dedication should be identified on the Preliminary and Final Plat. This dedication will alter the proposed lot sizes for lots 1 and 2.

The four (4) lots are proposed to be served by a private road within proposed lot 5 having a width of 33'. Private drives serving three or more residential lots must demonstrate that the site could not otherwise be preserved if a public road was provided such as significant trees, topography, water features, historic sites, rural character, etc. It is staff's understanding that the private road has an easement for ingress and egress granted to the Joliet Park District for access to a future park site. A maximum distance for a shared private drive serving three or more residential lots from a public road ROW is 500'. Staff recommends the Preliminary and Final Plat be revised to indicate lot 5 containing the private road be extended no more than 50' from the edge of the future dedicate road right-of-way to serve the four (4) residential lots. A proposed ten (10) foot public utility and drainage easement is located along the front of the proposed lots. Section 9.04 of the Subdivision Control Ordinance requires utility and drainage easements be provided at the rear of all residential lots and along the side lot lines where required. Such utility easement shall be a minimum five (5) feet wide, ten (10) feet on the rear of each lot or a minimum to maintain the utility or drainage function of the property in accordance with the size and depth of utility or drainage route. The Preliminary and Final Plat should be revised to reflect these required easement locations and sizes.

The Preliminary and Final Plat must include the location and orientation of septic system envelopes on each individual residential lot as well as the location of well envelopes on each individual residential lot. Soil classifications were included on a submitted Zoning Plat. This information should also be included on the Preliminary and Final Plat. A soil analysis is required as part of the preliminary plat. Topography for the site has been included on the submitted Zoning Plat. This information should also be included on the Preliminary and Final Plat. Information should also be included to show the intent of surface drainage. Mr. Klaas recommended that an additional 15' of ROW be dedicated on the west side of Grove Road with Additional dedication of 15' along Grove Road including the 2 acres to the north outside of the proposed development to total a 50' right-of-way

Recording of a no access easement along Grove Road on lots 1 and 2 and the 2 acres to the north outside of the proposed development. Mr. Klaas also recommended that the private road lot be revised with a width of forty (40) feet rather than thirty-three (33) feet.

Mr. Rybski stated that a soil analysis is needed and should be submitted to the Health Department for review. Septic envelopes and soils classifications should also be included on the Preliminary Plat.

Mr. Klaas made a motion, seconded by Mr. Gryder, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.

**16-22 – JA Schleining LLC d/b/a Jet’s Towing Service**

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

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

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

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

Although the outdoor storage taking place on the property is at least 150’ from residential districts, the petitioner will need to supply information addressing how storage of trucks will effectively be screened from adjacent properties with fencing and suitable landscaping. Section 11.02.F.2 of the Zoning ordinance requires all parking and drive aisles constructed or reconstructed to be improved with “permanent, concrete, unit paver, asphalt surface or some other environmentally friendly surface or green design practices. Asphalt paving shall include a 9” compacted gravel base and 3” asphalt covering, or equivalent.” Currently, a gravel parking area and a gravel drive exists on the property.

It is staff’s understanding that a variance may be sought from the petitioner for this requirement. Due to the intense use of trucks entering and exiting the site, staff does not recommend that the gravel drive and gravel parking area remain and recommends a hard surface be constructed for the parking and drive areas to prevent gravel being dragged out onto the roadway causing damage. Information should be submitted in lighting is provided on the site for the operation. All lighting must comply with Section 11 of the Zoning Ordinance.

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

Mr. Gryder made a motion, seconded by Mr. Rybski, to forward the petition onto the Plan Commission with a favorable recommendation pending resolution of the items noted by Staff. Mr. Sterrett called the roll. Gryder – Aye, Rybski- Aye, Langston – Aye, Klaas – No.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**ADJOURNMENT**

Mr. Rybski made a motion, seconded by Mr. Langston, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 10:07am, adjourned.

A stormwater management permit shall be secured prior to the development of the property  
The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties.

Office hours of operation shall be limited to 8:00am to 5:00pm and gate hours of operation shall be limited to 7:00am to 7:00pm

No more than twenty-nine (29) vehicles may be stored on site at a time

All vehicles stored on site shall be located within a designated stall

All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance

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

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

Mr. Casey informed Chairman Ashton that he will recuse himself from discussion on this petition. Mr. Sterrett outlined the request for a zoning map amendment for the property on the west side of Grove Road, approximately 1 mile north of Route 52 in Seward Township. The petitioners, Tom and Suzanne Casey, are requesting a zoning map amendment to rezone the 9.9 acres from RPD-2 to R-2. The County Land Use Plan identifies this area as Rural Residential with a maximum density of 0.65 dwelling units per acre. With a proposed four (4) lot subdivision, the property will have a density of 0.40 dwelling units per acre. This is less than the proposed density of the original 48 lot development on the 109 acre tract of land. The Village of Plattville's Comprehensive Plan identifies this area as low density residential with a maximum density equivalent to the County of 0.65 dwelling units per acre. The City of Joliet identifies this area as residential with a maximum density of 2.5 dwelling units per acre. The property was originally approved in 2006 as a 48 lot single family home subdivision with lots of open space on an overall 109 acre tract of land. The final plat of subdivision was not recorded thus voiding the approval. Since that time the Joliet Park District has acquired 97 of the 109 acres from the petitioners. Of the remaining 12 acres from the original development, the petitioner is requesting to rezone 9.9 acres to R-2 Single-family Residential.

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

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

Mr. Casey informed Chairman Ashton that he will recuse himself from discussion on this petition. Mr. Sterrett explained that the petitioner's have contemporaneously submitted a Preliminary and Final Plat for a four (4) lot subdivision. Each of the four lots has a lot size of 94,207 square feet. These lot sizes meet the minimum lot size requirement of 90,000 square feet of the R-2 district. Grove Road currently has a seventy (70) foot right-of-way. As a major collector roadway, 120' of right-of-way is required. An additional fifteen (15) feet of ROW will be dedicated on the west side of Grove Road for future widening as well as a no access strip easement along lots 1 and 2 and the 2.1 acres north of the proposed development.

The four (4) lots are proposed to be served by a private road within proposed lot 5 having a width of 40'. It is staff's understanding that the private road has an easement for ingress and egress granted to the Joliet Park District for access to a future park site. Attorney Dan Kramer, representing the petitioner's stated that the Joliet Park District will construct and maintain the drive.

The Preliminary and Final Plat include the location and orientation of septic system envelopes on each individual residential lot as well as the location of well envelopes on each individual residential lot. Soil classifications are currently being reviewed by the Health Department.

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

**OLD BUSINESS**

**16-14 Robert Delaney – Outdoor Gun Range**

No discussion. Continued to September.

**NEW BUSINESS**

None

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

16-16 – Jensen- Request for a special use to operate a landscaping business in the A-1 district was approved by the County Board on August 16, 2016.

**CITIZENS TO BE HEARD/ PUBLIC COMMENT**

None

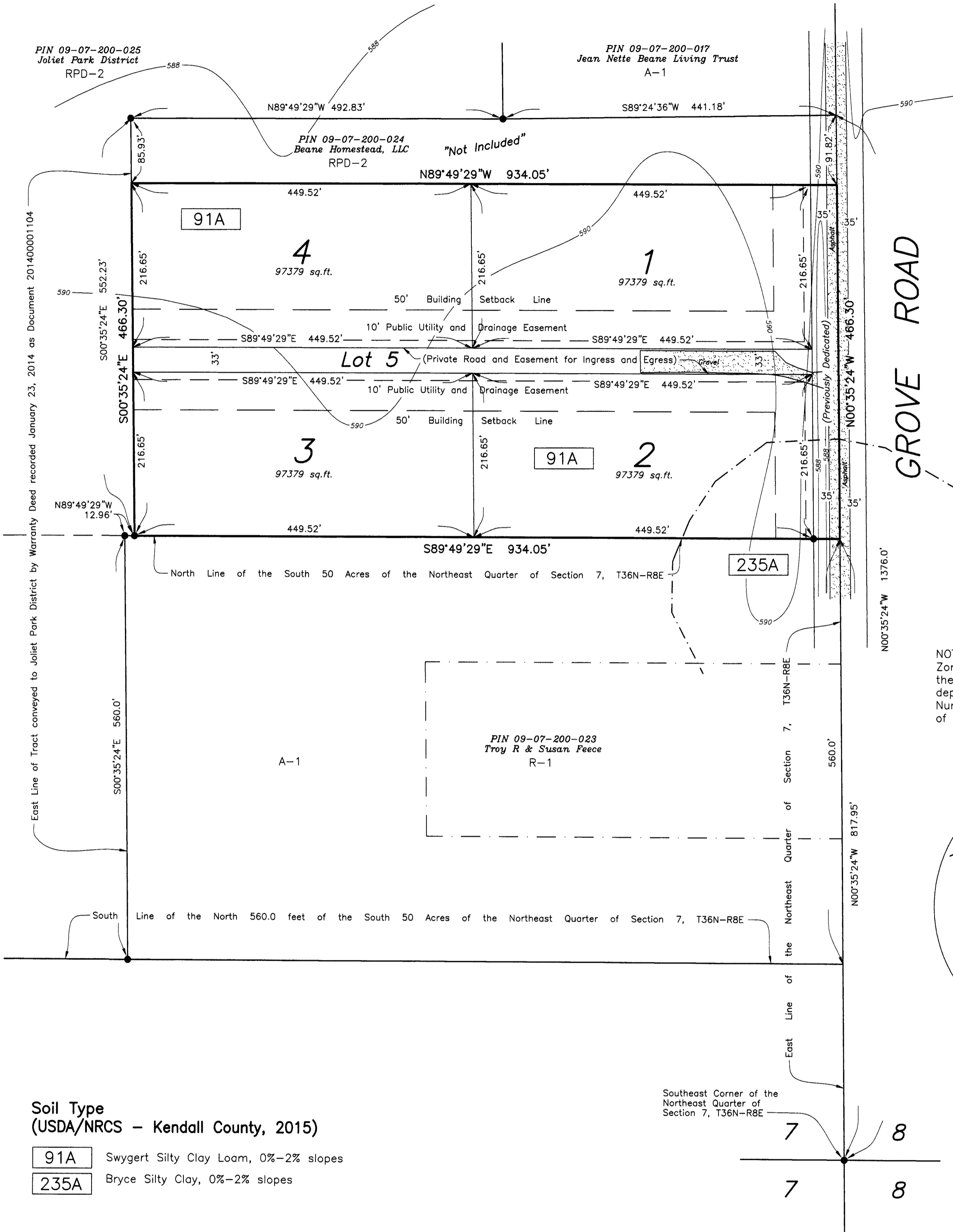
**ADJOURNMENT**

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

Respectfully submitted by,  
John H. Sterrett, Senior Planner

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

N



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

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

**LEGAL DESCRIPTION OF TRACT TO BE REZONED:**

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

**DEVELOPER:**

Beane Homestead, LLC  
 13217 Grove Road  
 Minooka, Illinois 60447

**AREA TO BE REZONED:**

435508 Sq.Ft. = 9.9979 Acres

**PRESENT ZONING:**

RPD-2 (Rural Planned Development)

**PROPOSED ZONING:**

R-2 (Residential District)

**P.I.N.**

09-07-200-024

July 19, 2016

JOB NO.	16157
JOB NAME	HIGHGROVE
DWG FILE	16157B

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

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