

ORDINANCE NUMBER 2013 - 02

**GRANTING A MAP AMENDMENT & SPECIAL USE FOR
THE KENDALL COUNTY SHERIFF'S OFFICE
Rezone from M-2 to M-3 Special Use**

WHEREAS, the Kendall County Sheriff's Office has filed a petition for a Map Amendment from M-2 to M-3 and a Special Use for a 'Kendall County Government Agency and other law enforcement shooting range with conditions to be set and approved by the County Board' within the M-3- Aggregate Materials Extraction, Processing and Site Reclamation. The property is located on the southwest corner of Joliet Road and Quarry Road (PIN #08-29-400-002 & Part of PIN 08-28-300-002), in Lisbon Township, and;

WHEREAS, said petition is to allow the operation of a Kendall County Government Agency and other law enforcement shooting range; and

WHEREAS, petition #13-01 was approved the same day as a text amendment to allow such a use as a special use in the M-2 and M-3 Manufacturing districts; and

WHEREAS, said property was zoned M-3 Heavy Industrial District as Ordinance 1963-01 and is currently zoned M-2- Heavy Industrial District since the 1974 Countywide zoning change and currently vacant farm land; and

WHEREAS, the petitioner desires to rezone a 17.0 acre property to M-3 in order to acquire a special use permit for a shooting range and mine the property in the future; and

WHEREAS, the petitioner has indicated the shooting range will take place on about 6 acres on the north side of the property; and

WHEREAS, said property is legally described as:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY-EIGHT (28) AND THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-NINE (29), ALL IN TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF KENDALL, AND STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 89° 50' 28" EAST ALONG THE SOUTH LINE OF SAID SECTION 28 FOR A DISTANCE OF 363.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 50' 30" EAST FOR A DISTANCE OF 825.00 FEET; THENCE NORTH 89° 51' 06" WEST FOR A DISTANCE OF 363.66 FEET TO A POINT WHICH FALLS ON THE WEST LINE OF SAID SECTION 28; THENCE SOUTH 89° 51' 54" WEST FOR A DISTANCE OF 373.56 FEET; THENCE NORTH 00° 50' 30" EAST FOR A DISTANCE OF 1791.21 FEET TO A POINT

WHICH FALLS ON THE CENTER LINE OF JOLIET ROAD; THENCE NORTH 89°46'02" EAST ALONG SAID CENTER LINE FOR A DISTANCE OF 373.56 FEET TO A POINT WHICH FALLS ON THE WEST LINE OF SAID SECTION 28; THENCE SOUTH 89°56'09" EAST CONTINUING ALONG SAID CENTER LINE FOR A DISTANCE OF 363.66 FEET; THENCE 00°50'30" EAST FOR A DISTANCE OF 4054 FEET TO A POINT WHICH FALLS ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28; THENCE SOUTH 89°41'46" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 2220.34 FEET; THENCE SOUTH 00°51'18" WEST FOR A DISTANCE OF 2372.73 FEET; THENCE NORTH 89°50'28" WEST FOR A DISTANCE OF 136.00 FEET; THENCE SOUTH 00°51'18" WEST FOR A DISTANCE OF 280.00 FEET TO A POINT WHICH FALLS ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°50'28" WEST ALONG SAID SOUTH LINE A DISTANCE OF 2083.78 FEET TO THE POINT OF BEGINNING.

AND ALSO INCLUDING THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 35, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SECTION 28 AND THE CENTERLINE OF JOLIET ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE SOUTH 89° 56' 09" EAST ALONG SAID CENTERLINE OF JOLIET ROAD A DISTANCE OF 150 FEET, THENCE SOUTH PARALLEL TO THE WEST SECTION LINE OF SECTION 28 A DISTANCE OF 400 FEET, THENCE SOUTHWESTERLY TO A POINT ON SAID WEST SECTION LINE OF SECTION 28 APPROXIMATELY 530 FEET SOUTH OF THE POINT OF BEGINNING, THENCE NORTH ALONG THE WEST SECTION LINE OF SECTION 28 530 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY ILLINOIS.

EXCEPT THAT PART LYING IN SECTION 28, TOWNSHIP 35, RANGE 7 EAST OF THE THRID PRINCIPAL MERIDIAN, COUNTY OF KENDALL, ILLINOIS.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.07.F of the Zoning Ordinance, and recommendation for approval by the Zoning Board of Appeals on January 28, 2013; and

WHEREAS, the findings of fact were approved as follows:

Existing uses of property within the general area of the property in question. The property to the east and west of this property is already being mined and someday this property will be mined as well.

The Zoning classification of property within the general area of the property in question. The property to the north and south are shown on the LRMP as potential mining and to the east and west is already zoned for mining so the M-3 zoning is consistent with the area.

The suitability of the property in question for the uses permitted under the existing zoning classification. The property is currently zoned M-2 which was the zoning for mining back in the 70's. The land suitability is good for mining just the M-2 district is no longer the district for mining, the M-3 Zoning District is intended for mining.

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. This mine has been in existence since the late 1800's and the trends of development in the area are potential mining districts or are already mines.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. This land fits more with the purpose and objectives in the M-3 District which is to establish regulations and standards for surface mining operations and to provide for conservation and reclamation of lands affected by surface mining in order to restore them to optimum future productive use. Aggregate materials extraction, processing and site reclamation shall be determined and permitted in compliance with standards as set forth herein. The M-2 intent no longer fits the future use of this property which ultimately is to be mined.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on January 28, 2013; and

WHEREAS, the findings of fact were approved 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. An outdoor shooting range should not be any more dangerous than weekly mine blastings and eventually this property will also be mined.

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. An outdoor shooting range noises will be consistent with the noises of a mine. The petitioner is making adequate provisions for appropriate buffers and the shooting with take place towards the south. The berm will be a minimum of 20' tall and probably will be taller than that which will also help to block the noise.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. A curb cut already exists to this piece of property and there will be no utilities on this property. Proper drainage is already being designed for and there will be a berm around the special use which will hold the water on their own site.

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. Assuming the text amendment passes to allow this type of use in the M-3 district it will conform to all applicable regulations.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The special use is consistent with the LRMP and municipal plans and policies as the ultimate goal is to eventually be a mine but in the meantime used for an outdoor shooting range. This specific use is for a compelling governmental function i.e. public safety for training and qualifications of law enforcement officers as it pertains to appropriate weapons.

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Zoning Board of Appeals and Special Use Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property; and

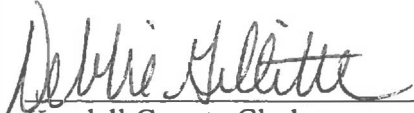
NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a map amendment from M-2 to M-3 and also grants a special use zoning permit to operate a Kendall County Government Agency and other law enforcement shooting range subject to the following conditions:

1. Minimum of a 30' backstop
2. Hours are limited from 7am to 8pm
3. Water and drainage plans must be approved by Kendall Counties Consulting engineer
4. Signage is permitted but must meet the Sign Ordinance regulations of Section 12 of the Zoning Ordinance.
5. Lighting shall meet the standards of Section 11.02.F.12.d of the Zoning Ordinance
6. Must adhere to the Performance standards of Section 10.01.F of the Zoning Ordinance
7. All applicable State, Federal, County and EPA rules and regulations shall be adhered to.
8. No activity shall leave the boundaries of the site.
9. Shall contact and meet all requirements of the Kendall County Health Department.
10. The best practices manual provided from the Region 2 office of the EPA shall be used as a guide.
11. Gated entrance
12. The Sheriff's office must keep a list of persons that want to be notified 48 hours in advance of shooting or training and notify them. Gun testing is exempt from notifying the neighbors as it will be on an as needed basis and for a short period of time.
13. Appropriate signage as determined by the Zoning Office be secured around the perimeter of the property.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 19th day of February, 2013.

Attest:



Kendall County Clerk
Debbie Gillette



Kendall County Board Chairman
John Shaw