CALL TO ORDER

ROLL CALL: Bill Ashton (Vice-Chair), Tom Casey, Bill Lavine, Tom Martin, Larry Nelson, Tim Sidles, Walter Werderich, Claire Wilson, Budd Wormley and one Vacancy

APPROVAL OF AGENDA

APPROVAL OF BILLS

APPROVAL OF MINUTES Approval of minutes from the January 23, 2013 meeting & the February 2 2013 Annual Meeting

PETITIONS
1.  12-39 Maria Silvia Gonzales
  Request A-1 Special Use & Variances
  Location 609 Wheeler Road
  Purpose Request a special use to operate a private club

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
13-01 Kendall County Governmental Agency and other law enforcement Shooting Range
13-02 Rezoning and Special Use for a Shooting Range
13-04 Micro-batch Distillery
13-05 Three Angels Brewing LLC & Angels Share Distilling LLC
13-03 Other Plat Process (Vacation, Dedication, etc.)

CITIZENS TO BE HEARD

NEW BUSINESS
Discussion on larger lots and smaller open space requirents

OLD BUSINESS
Discussion on Annual Meeting

ADJOURNMENT Next regularly scheduled meeting on Wednesday, March 27, 2013
Vice-Chairman Bill Ashton called the meeting to order at 7:04 pm.

**ROLL CALL**

*Members Present:* Vice-Chair Bill Ashton, Tom Casey, Bill Lavine, Larry Nelson, Tim Sidles, Walter Werderich, Claire Wilson, Budd Wormley and 1 vacancy  
*Others present:* Senior Planner Angela Zubko  
*Members Absent:* Tom Martin  

*In the Audience:* Attorney Boyd Ingemunson and Jason Leslie (Pet. 13-05), Commander Robert Wollwert (Sheriff’s Office), Jim Friestad, John Shaw (County Board Chair & nearby property owner) and 3 others that did not speak but were there to listen about the shooting range.

Planner Zubko just wanted to inform everyone if they have not heard Randy Mohr has been moved to be ZBA Chair so we are looking to fill a vacancy on Plan Commission in Bristol Township.

**APPROVAL OF AGENDA**

Larry Nelson made a motion to approve the agenda as written. Walter Werderich seconded the motion. All were in favor and the agenda was approved.

**APPROVAL OF BILLS**

No Bills

**APPROVAL OF MINUTES**

Budd Wormley made a motion to approve the minutes from November 28, 2012 as amended. Tom Casey seconded the motion. All were in favor and the minutes were approved.

**PETITIONS**

#12-39 *Maria Silvia Gonzales- A-1 Special Use for a private club*  
Planner Zubko stated this petition will be continued till the February 27th meeting as the petitioner still has some work to do and is also on the township agenda in February.

#13-01 *Outdoor Commercial Sporting Activity*  
Planner Zubko stated this petition has to do with the Kendall County Sheriff’s Office. They are looking into putting an outdoor shooting range out at the Central Limestone
Quarry. The property is currently zoned M-2 and staff is of the opinion we probably do not want an outdoor shooting range in the M-1 or M-2 districts even as a special use so staff is requesting the petitioner request rezoning the property to M-3 which is the proper zoning now for mining and request a special use for an outdoor commercial sporting activity. Planner Zubko stated back in the 80’s M-2 was the proper zoning for mining but since then we have changed it to the M-3 classification. Planner Zubko suggests using the existing classification of an outdoor commercial sporting activity from the A-1 district and make it a special use with conditions in the M-3 district.

Also on the back of the memo you will notice currently indoor and outdoor target practice is a special use in the M-1 and M-2 districts. Staff is of the opinion it was an oversight and outdoor should be taken out of those districts but indoor target practice would still be a special use in the M-1 and M-2 districts. As you can see the red are the changes after ZPAC and a lot was added.

There was discussion on the underline zoning and if the whole property will be rezoned. Planner Zubko stated the plan is to only rezone that corner as the mine owner never got back to Planner Zubko stating he wanted to rezone the whole property.

Mr. Nelson stated if this was not the Sheriff’s office he would have some concern over the special use.

Budd Wormley had a concern about the fact there is a 25 year lease and that means the property cannot be mined for that long and being taken out of production. Planner Zubko stated that is not our concern and out of our scope.

There was some more discussion about why we would want to rezone the property to M-3.

With no further suggestions or changes Larry Nelson made a motion, seconded by Tim Sidles to forward the petition onto the Zoning Board of Appeals. It is still open for discussion.

Claire asked and suggested deleting the word commercial in the definition and special use as it sounds like the Sheriff’s office might not fit the description since it’s not a commercial entity. The Commission decided to delete the word commercial. Mr. Nelson asked about why staff suggested to not allow buildings on the property. The Commission decided to strike that condition (c) with regards to not allowing buildings on the property. There was discussion on who would shoot at this shooting range. Mr. Wollwert stated at this time only the Sheriff’s office but possibly other law enforcements in the future and Mr. Wollwert was asked if they would need buildings and he said potentially.

Mr. Nelson stated the Sheriff’s office is a governmental agency and why not just say the Kendall County Sheriff’s department or government for training and shooting shall be a
permitted use in M-2 zoning. Staff stated if we do it like that the County cannot put any conditions on them. Bill Ashton stated we are supposed to write this so anyone can do it, not just one person. There was a brief discussion how far shooting ranges need to be from a structure and Mr. Wollwert stated there are limitations for hunting but not target shooting.

There was discussion on the text and not having enough conditions. Mr. Nelson suggested taking the discussion of guns and shooting ranges to ad-hoc and to keep this petition going but change it to allow the Kendall County Sheriff’s office.

Mr. Shaw (Owns property across the street) wanted to make sure they cannot shoot 24 hours a day.

Kendall County Government Agency and other law enforcement shooting range in an M-2 or M-3 District as a special use with conditions to be set and approved by the County Board.

Mr. Nelson withdrew his motion and Mr. Sidles also withdrew his second. No motion is on the table at this time.

With no further discussion Larry Nelson made a motion, seconded by Tim Sidles to forward the petition onto the Zoning Board of Appeals with the change to change it to Kendall County Government Agency and other law enforcement shooting range in an M-2 or M-3 District as a special use with conditions to be set and approved by the County Board. With a roll call vote there were 7 yes votes and 1 no vote. Claire Wilson voted against the project as she agrees with the staffs opinion this is for a specific user in a specific district. She is not against the use but would rather have parameters set first before approving a text amendment.

The group scratched the discussion of indoor and outdoor target practice to be discussed further at another meeting and move it to ad-hoc to straighten is out.

**#13-02 Rezoning and Special Use for a Kendall County Government Agency and other law enforcement Shooting Range**

Planner Zubko stated the petitioner would like to rezone a 17 acre property from M-2 to M-3 and also requests a special use for a Kendall County Governmental Agency and other law enforcement shooting range. Central Limestone has been at this site since the late 1800’s and the County Zoning regulations have changed so much that M-2 was for mining at one point. Staff suggests rezoning at least the portion of the property for the shooting range to M-3 so they can get a special use for the shooting range. The plan is to have a small parking lot at the far north end and shoot south. It will only take up about ½ that parcel on the west. There’s a lot of good information in the ZPAC meeting minutes like the IL EPA does not control shooting ranges and does not get involved until the range is inactive and then the lead that remains in the backstop becomes hazardous waste that does have to be contended with. The IL EPA directed
Mr. Wollwert to a specific region of the federal EPA because even nationwide the federal EPA does not have a specific set of guidelines but they did direct him to Region 2 which has put together a best practices manual so that is being evaluated now with regards to the construction plans. The manual has specific recommendations for which type of material is best. For example what type of materials to use for the backstop so you can sift out the bullets when needed for clean-up. The state recommends a berm of at least 30’ tall for the backstop for recruit training so their berms will be a minimum of 30’ tall. The berms will be constructed out of clean fill from Route 47 and Route 34 widening project and the backstop might be 50’ tall instead of 30’. The shooting range they use now is currently inspected yearly by the Law Enforcement Training and Standards Board and has never had a problem passing their inspections and would continue that process at the new site. The intent for the new range is to limit it to only the sheriff’s office at least at the beginning stages. Mr. Wollwert is in attendance for any questions.

The request to rezone to M-3 is consistent with the County’s Zoning Ordinance for mining and the LRMP and since the text amendment was moved forward by the Plan Commission staff would recommend approval with the following condition at this time. We will need to add more conditions since the text amendment was modified.

1. If night shooting is to occur the adjacent land owners shall be notified 48 hours in advance.

Mr. Wollwert stated D Construction will be doing the construction and has been reading a lot of material about this matter. There was clarification that they consider night training from 5-8pm so therefore the other condition can be modified to limit the hours from 7am to 8pm. Also for clarification the Sheriff’s office will still use the other site. This new range will have a 200 yard rifle range which is not available at the current range which is 100 yards.

There was a discussion about fencing and Mr. Wollwert stated there is no fence proposed at this time, just a berm around the entire shooting range except for the one opening for vehicular traffic. There was some concern about curious kids or people wanting to crawl on the berm. At this time they added the condition about perimeter signage for no trespassing and the fire range safety officer is in charge of looking out for things like that. There was discussion on the north/south shooting with regards to sun, if there are coverings proposed and what happens if the public enters the property when they are shooting.

Mr. Wormley wanted to notify the group he’s the insurance agent for Central Limestone so will not be voting on this topic but brought up some potential insurance issue. Claire asked if there was night shooting if there would be lighting. Mr. Wollwert stated maybe some lighting that could be raised and lowered during that time when used. Ms. Wilson asked if they shoot on the weekends. Mr. Wollwert stated they do but rarely. There was some discussion about the amount of days a year the range will be used.
The following conditions were proposed to put on the special use:
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.

These were added after more discussion:

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.
13. Appropriate signage as determined by the Zoning Office be secured around the perimeter of the property.

Ms. Wilson wanted to add a condition about the best practices shall be adhered to. The Commission decided on the above language. Budd Wormley asked if they would have security gates at the front entrance and Mr. Wollwert stated there will be a security gate, it was also added as a condition.

Mr. Shaw stated in 2007 there was a storm and suggested having a slight berm to go over at the access road entrance so additional water does not get into the site.

Bob Friestad who owns property nearby stated he is about a ½ mile away from the property. He will be farming right up to the berm and stated there currently is a lot of noise from the quarry and on Sunday morning it is quiet. That is a concern he had. Mr. Wollwert stated they very rarely shoot on Sunday’s. Mr. Wollwert would be fine with having a notification list for any area person that wants to be notified. A condition was added to address this.

As stated previously Budd Wormley has abstained from the vote.
With no further suggestions or changes Larry Nelson made a motion, seconded by Tim Sidles to forward the petition onto the Zoning Board of Appeals and Special use Hearing Officer with the conditions stated above. With a roll call vote 6 yes votes, 1 no vote and 1 abstained himself. Claire Wilson wanted to clarify her no vote, not that she’s opposed to this it’s a procedural thing and feels we put the cart before the horse without having the text amendment worked out.

#13-04 Micro-batch Distillery
Planner Zubko stated this petition relates to Petition 13-05 for Three Angels Brewing LLC. They would like to amend their special use to also allow micro/craft distilling. Kendall County does not have this category in the Zoning Ordinance so staff would like to create a definition in Section 3 and also allow it as a special use in the A-1, and B-3 district and allow is as a permitted use in the M-1 and M-2 Districts. Staff proposes a definition and the text with 6 following conditions:

a. The facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.

b. Locally grown inputs shall be used to the greatest extent possible

c. The number of hours permitted to operate shall be on the approving ordinance.

d. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.

e. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.

f. Shall contact & meet all requirements of the Kendall County Health Department.

Claire asked why staff suggested having it have direct access to a road designated as a major collector on the County LRMP. There was some discussion and after further thought staff suggested adding that condition be for A-1 zoned properties. The Commission agreed.

There was discussion on noise and smells from this type of operation. Boyd Ingemunson stated it would be minimal.

With no further suggestions or changes Claire Wilson made a motion with the one change staff suggested, seconded by Larry Nelson to forward the petition onto the Zoning Board of Appeals. With a roll call vote all were in favor.

#13-05 Three Angels Brewing LLC & Angels Share Distilling LLC
Planner Zubko stated Three Angels Brewing is a nano brewery that is located at the northeast corner of Caton Farm Road and Ashley Road. The site is a total of 40 acres with about 1 acre being used for the nano brewery and petitioning to also have a micro/craft distillery with a tasting room and retail sales. The petitioners have already talked to the township about their concerns with having a micro distillery on the property and their main concerns are to not have special or large events on site and what the
hours of operation. They will still operate the nano brewery and have a special use for Ag labor housing which is where the bee-keeper currently resides. The property does contain enough landscaping and parking. There is signage already on the property. They do have access from Ashley Road by a mechanical gate which will be closed during non hours. The petitioner will need to renovate the existing barn for the operation since it will be open to the public. This renovation will require a building permit and will be subject to all applicable codes and regulations of the Bristol-Kendall Fire Protection District and Commercial Building Code. The petitioners are also already working with the Health Department and working on a liquor license.

Assuming the proposed text amendment is approved by the County Board; Staff would recommend approval of the proposed micro distillery/ craft distillery and also allow retail sales with the following conditions:

1. Must meet all the conditions of the text amendment:
   a. If zoned A-1 Agricultural, the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.
   b. Locally grown inputs shall be used to the greatest extent possible.
   c. The number of hours permitted to operate shall be on the approving ordinance.
   d. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.
   e. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.
   f. Shall contact and meet all requirements of the Kendall County Health Department.

2. Hours for the public must be closed by 9pm.

3. Maximum of 20 cars to be parked on site at one time

There was discussion about the 20 cars, the Commission decided to up it to 50 vehicles. There was discussion about food to be served or sold and the petitioner stated they are working with the Health Department with regards to food.

With no further suggestions or changes Larry Nelson made a motion with the changes to 50 vehicles, seconded by Tom Casey to forward the petition onto the Special use hearing officer with staff's recommendations. With a roll call all were in favor.

#13-03 Other Plat Process (Vacation, Dedication, Etc.)
Planner Zubko stated that back on January 18, 2011 County Board approved changes to the review process in the Zoning Ordinance and on March 15, 2011 County Board approved changes to the subdivision control ordinance including the preliminary and
final plat process. During those changes a process for Other plats (Vacation, Dedication, etc.) was never created in the Subdivision Control Ordinance. Therefore staff would like to create a section for that process. As you can see we made an exemption for County and Township roadways as they have a different process to go through.

Mr. Nelson had a question under D to change the word owner to petitioner and add the word utility and drainage before easement. Claire would like the wording to say the petitioner shall be responsible for relocation if necessary and must supply the Plat Officer with a relocation plan.

With no further suggestions or changes Larry Nelson made a motion, seconded by Bill Lavine to forward the petition onto the Zoning Board of Appeals with the recommended changes. With a roll call all were in favor.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**
Nothing has gone to the Board since November

**CITIZENS TO BE HEARD**- No audience members left to speak

**NEW BUSINESS**
Discussion on Annual Meeting- February 2nd at 9:30am- Planner Zubko stated that in the packet was the list of the 141 people invited to the meeting and went over the agenda.

**Elections of Officers**- Planner Zubko stated it’s that time of the year again to elect officers. Larry Nelson made a motion to nominate Bill Ashton as chairman. Claire Wilson seconded the motion. All were in favor and Bill Ashton is now the chairman. Claire Wilson nominated Budd Wormley as vice-chair, seconded by Tom Casey. Bill Ashton nominated Tim Sidles to be Vice-Chairman, Budd Wormley seconded the motion. There was some discussion. Bill withdrew the motion for Tim Sidles so only one motion is left on the table. All were in favor and Budd was voted as Vice-Chair. Claire moved to re-elect the incumbents for the secretary, treasurer and recording secretary. All were in favor. For clarification Larry Nelson was re-elected for Secretary and treasurer and Planner Zubko as the recording secretary. All were in favor.

**OLD BUSINESS**
**Vote on Amended by-laws**- Planner Zubko stated that last month the Commission was in favor and a motion was made to amend by-laws, but we need to vote on the changes at a separate meeting according to the rules. Larry Nelson made a motion seconded by Tom Casey to approve the amended by-laws. With a roll call vote all present were in favor.

Bill Ashton had two items to bring up. The first is the sign on Route 47; how it’s too bright and also advertising for realtors. Planner Zubko stated Inspector Brian Holdiman
went out there and the realtor is advertising the space in that property.

The second thing Bill wanted to discuss is Tom Martin. Mr. Nelson talked to Tom Martin about coming and he said he would attend meetings and he still has not come since last February. Mr. Ashton suggested writing him a letter stating the provisions in the by-laws except some instances or if he'd wish to resign.

**ADJOURNMENT**
The next meeting will be on February 27, 2013. Chairman Bill Ashton made a motion to adjourn the meeting, Claire Wilson seconded the motion. All were in favor and the meeting was adjourned at 9:30 p.m.

Submitted by,
Angela L. Zubko, Senior Planner
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Meeting Minutes of February 2, 2013- Annual Meeting

Call to Order: Vice-Chairman Budd Wormley called the meeting to order at 9:35 am.

KCRPC Roll Call
Members Present: Bill Lavine, Tom Casey, Tom Martin, Larry Nelson, Tim Sidles, Walter Werderich, Claire Wilson, Budd Wormley (Vice-Chair) and one vacancy
Members Absent: Bill Ashton
Others present: Angela Zubko- Senior Planner; Jeff Wilkins- Village Administrator
Members in the Audience: Amy Cesich- County Board Member; John Shaw- County Board Member; Jeff Wehrli- County Board Member; Judy Gilmour- County Board Member; Tom Gilmour; Scott Gryder- County Board Member; Lynn Cullick- County Board Member; Krysti Noble- United City of Yorkville; Jim Friedrich- Fox Township Supervisory; Pam Wynne- Chair of the NaAuSay Township Plan Commission, Ron Wynne, Andy Myers- Kendall Township Plan Commissioner; Paul Mulligan- Kendall Township; Don Hirsch- Kendall Township Trustee; Tom LeCuyer- Zoning Board of Appeals Member; Mike Hoffman-Teska Associates; Grant Castleton-Oswegoland Park District; Rod Zenner- Village of Oswego; Jim Haller- City of Joliet; Larry Burich- Joliet Park District; Megan Andrews- Soil and Water Conservation District; Dick Thompson; Jackie Kowalski- President of the Village of Millbrook and Steve Gengler- Kendall Township

WELCOMING REMARKS
Budd Wormley welcomed everyone for attending the annual meeting.

APPROVAL OF AGENDA
Bill Lavine made a motion to approve the agenda as written. Walter Werderich seconded the motion. All were in favor and the agenda was approved.

LRMP Changes- Trails- Regional and Local Trails
Planner Zubko wanted to update everyone that she is working on the regional and local trails map. Basically what Planner Zubko is doing is looking at all the municipal plans and putting those trails on the map and also identifying regional trails. Planner Zubko is confident the regional trails are complete. Once complete this will go through the process with a public hearing. Planner Zubko has also been working through the Bike & Pedestrian Committee with regards to regional trails. Mr. Nelson asked if Planner Zubko could bring the map through before it goes through the process and Planner Zubko stated that will be done. There were no questions or comments at this time.
Request for Plan Amendments - Residents of Kendall County and Staff

Planner Zubko asked if anyone from the audience had any suggested changes to the LRMP. Andy Meyers from the Kendall Township Plan Commission would like the plan Commission to take a look at open spaces and maintenance of the open space. They would request the Plan Commission look at requiring larger lot sizes (minimum of 1 acre) and less open space in the subdivision. The percentage of open space should be reduced. Mr. Myers also requests to bring this back to the Township Plan Commissions to review any proposed changes. There was much discussion on septic systems with regards to lot sizes and current septic failures, the possible loss of taxes with the larger open spaces and if people’s lifestyles have changed and we need to re-evaluate how we calculate subdivisions.

Jeff Wehrli stated the subdivisions now require a 200’ grid for soils testing on the whole property and Rosehill was done before that requirement was in place. Also we have new soils studies done as well. Also there are many reasons why the septic could be failing. Planner Zubko stated that in 2008 the Health Department did update their charts with regards to lot sizes, soil types and septic sizes in the Subdivision Regulations. Budd Wormley stated there are also alternate sewage disposal methods depending on the percolation.

Jim Friederich just wanted to add to the septic issue discussion and stated you can have a mechanical system if you have poor soils or other alternative systems and suggested mapping where mechanical systems are and maybe not check them every year but maybe every other year.

2012 PBZ Project Summary & 2013 Future Projects/Goals

Ms. Zubko briefly went over some of the accomplishments of the PBZ Department and some projects that were conducted. Below is a list:

- Received the money from the bond to finish the public improvements at Fields of Farm Colony and currently work on the bid documents
- Moved from the 3rd floor to the 2nd floor
- Had 14 site development permits submitting including 5 that did not require permits
- Started a new system to notify the police, fire, township and building inspector of all site work going on in the county that we’re aware of. Lots of gas pipeline maintenance
- 30 Ordinances passed by County Board
- 42 petitions submitted this year including: (had 38 petitions in 2011 and 29 in 2010)
- 16 County Initiated Text Amendments:
  - 1 LRMP Amendment - Trails
  - 3 Minor Amendments to SU
  - 3 Special Uses
  - 2 Major Amendment to a Special Uses
  - 2 Special Use Revocation
  - 8 Variances/Administrative Variances
  - 2 Rezoning
  - 3 conditional uses for a guest house
• Already have 8 petitions this year
• Finished up the Countywide Stormwater Ordinance- and all municipalities have adopted it and now implementing it.
• Reduced our budget by 25%
• Projected Revenue for the Zoning Side was $7,500 and we brought in $7,987.50, projected the same for next year and already at $1,805
• Attended 67 Night meetings totaling 111 hours after hours
• Have taken on more tasks as I have the unique privilege to be the main contact
• Mapping has insert all engineering drawings into GIS for our NPDES permit
• Still overseeing the construction for the Harvest Baptist Church expansion
• Complied with EPA requirements
• Ongoing participation in local and regional land use, transportation and open space planning initiatives (Northwest Water Planning Area, Blackberry Watershed, Lower Fox River Watershed, Kane/Kendall Bicycle Planning Meeting)
• Changed our website to try to make it easier and now have fill-able forms available online
• Historic Preservation Commission participated in the Kendall County Fair again

Their Goals:
1. Develop a five year Historic Preservation Plan
2. Continue to perform a reconnaissance survey and link preliminary data to the County’s GIS and identify structures with highest potential significance for possible landmark nomination (2013 Goal to Complete Bristol Township)
3. Nominate and secure County Board support for 2 landmark designations
4. Acquire Certified Local Government status for Kendall County to provide an opportunity for sub grants for owners of historic properties and potential tax benefits for owners of commercial landmarks.
5. Continually enhance the commission’s understanding of historic preservation and educate the public and private county citizens about the economic advantage, quality of life and community character enrichments offered through preservation by participating in a minimum of two countywide events in 2013.
6. Develop and be prepared to execute an intergovernmental agreement with a community that contains potentially significant historic properties or districts which does not currently have an historic preservation commission or methodology for recognizing their significant structures

Ms. Zubko briefly went over some of the goals for 2013. Below is a list:
• Complete the land cash ordinance amendments
• Go to each township board to introduce myself and also work with them to make sure the LRMP map is still meeting their needs.
• Track how the County-wide Stormwater Ordinance is working for everyone
• Finish the public improvements at Fields of Farm Colony
• Assist with the first landmark in which a plaque will be awarded by the Kendall County Historic Preservation Program

KCRPC Meeting Minutes from 2.2.13
• Finished the windshield survey in Bristol Township which would be our 4th township
• Scan in petition files from 2001-2004 leaving only 2005 and 2006 left to scan

Bill Lavine wondered how far along we are with the Land Cash Ordinance and if we have met with the school superintendents yet. Planner Zubko stated she has been talking to the superintendents for over a year now and as soon as the PBZ Committee has some more numbers figured out we will have a joint meeting with the superintendents for discussion.

Mr. Shaw asked if the Village of Lisbon has signed on to the Countywide Stormwater Ordinance. Ms. Zubko stated yes they did approve the Ordinance.

At this time it was open to the public to come discuss what’s going on in their community.

Krysti Noble from the City of Yorkville discussed her department has taken over engineering along with the building department. She also discussed their incentive program (build program) where the builder contributes $5,000 and then the City rebates $5,000 in fees to the applicant. They’ve had 70 building permits issued and 6 more in January. They looking into more incentive programs to implement this year. They did a major overhaul in the subdivision ordinance, adopted the Countywide Stormwater Ordinance and the Game Farm Road project will probably start in 2015 and moving ahead. The Countryside TIF is now called Kendall Crossing and just finished their preliminary plat approval. Construction will hopefully start in March and open in November. Krysti discussed a little what’s going on downtown. Mr. Wormley asked where the River Road Bridge is and Krysti said it’s still on track but had a few hiccups with the utility companies.

Jim Haller from the City of Joliet wanted to report the housing market has been way off stating in the good years they probably did about 1,600 permits and last year had 47 building permits which is still up from 2008 with 28 single family housing permits. They’re seeing a little bit of growth, but most of the developers have evaporated. The City of Joliet really does not have any incentives as of right now as no one has really asked for any. They have about 2500 lots ready to be built on. They’re seeing a lot of commercial building permits. He also talked about the road projects that might affect Kendall County and stated they’re seeing a lot of industrial things going on which is keeping Joliet busy.

Claire Wilson had a question with regards to subdivisions that have stopped and the homeowners are not collecting enough fees to maintain the open space so some lenders are not lending money to anyone that wants to buy because the HOA has collapsed. She was wondering if Joliet, Yorkville or Oswego has run into this yet. Mr. Haller stated they have not seen that issue yet as most lots are paying. Weeds have become an issue and do weed cutting and put a lien on the properties. Mr. Haller also discussed some of the issues within HOA’s and how they’re handling it.

Krysti wanted to respond to Claire’s question with regards to open space maintenance and stated they take a different approach as there was never a turnover from the developer to the
owners. In their annexation agreements it talks about the City activating a back-up SSA and then the City would take everything over. They’ve done that for the Sunflower Subdivision and the city thinks it’s working well so far. Some subdivisions are struggling to establish their HOA’s and have been working with them and started an HOA forum where they get all the HOA’s together to help each other and meeting other HOA’s. Claire Wilson brought up SSA’s and that is different from the HOA’s.

Amy Cesich-County Board member who lives in the Raintree subdivision wanted to discuss the SSA’s and HOA’s and the issues she personally has experienced.

Tom Gilmour wanted to talk about spreading sledge on Agriculture property and mentioned Stuart Spreading. He discussed how he feels there does not seem to be a lot of regulations and there does not seem to be a definition of just what agriculture is. He also feels it will deter potential buyers from buying some of these open lots and it is devaluing property. He would like to see some oversight or regulations on this material. It was discussed this is regulated by the EPA and there is a definition in the State Statutes with regards to the definition of Agriculture. Mr. Nelson brought up the possibility of having heavy metals in the material. Mr. Nelson asked Mr. Wilkins if he can look into this and see if there is anything the County can do.

Rod Zenner from the Village of Oswego stated they are doing really well with regards to building. He discussed the Village does not have SSA’s but have dormant SSA’s in case. They had one HOA issue with the builder but that resolved itself. They have been talking to developers weekly on new subdivisions and building. They also adopted the Countywide Stormwater Ordinance and at the same time increased the public improvement letter of credits to 120% from 110%. He discussed some commercial development in the Village. Projects take about 40 days to get through their application process. They also have not done any incentives to the residential side. There was a brief discussion on industrial developments and the issue with all the roads that plan to be under construction this year.

2012 Building Department Summary & 2013 Future Projects/Goals
Mr. Jeff Wilkins thanked everyone for coming and discussed some of the changes in staff and moving people around. Jeff passed out some information on the building permits in the County and by municipality. He discussed commercial permits do not really change in the County, we had 4 permits. He also discussed some of the information Brian Holdiman provided in the packet and some of the goals next year including maybe cohesive fire district codes throughout the County. Jeff also mentioned that Brian obtained his commercial building inspector certification. Mr. Wilkins gave updates on the Lisbon sewer issue, the Prairie Parkway and NPDES permitting. There was also a little discussion on the KAT bus system and the financials.

Old Business
There was no old business

New Business- Plan Ahead of the Growth
Planner Zubko stated she was thinking about getting all the Plan Commissions together maybe
every other month or four times a year to discuss anything they want like the SSA issues or sludge issue. She asked the group what they thought of the idea and they seemed receptive to the idea.

**Public Comment**
There was no public comment

**Adjournment**
Claire Wilson made a motion, seconded by Walter Werderich, to adjourn the meeting at 11:23 am. With a voice call vote of al ayes, the motion carried.

Submitted by,
Angela L. Zubko, Senior Planner
12-39
PRIVATE SOCCER CLUB
A-1 SPECIAL USE

SITE INFORMATION

PETITIONER  Maria Silvia Gonzales
ADDRESS       609 Wheeler Road
LOCATION     North side of Wheeler Road about 0.36 miles east of Ridge Road
TOWNSHIP     NaAuSay
PARCEL #      06-13-300-004
SIZE          1.4 Acres (excluding ROW); 1.5 Acres with ROW
EXISTING LAND USE Single Family home
ZONING        A-1

LRMP

<table>
<thead>
<tr>
<th>Land Use</th>
<th>County: Suburban Residential; City of Plainfield: Village Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>Wheeler Road is designated as Minor Collector Roadway</td>
</tr>
<tr>
<td>Trails</td>
<td>No trails shown</td>
</tr>
<tr>
<td>Other</td>
<td>Wetlands &amp; Floodplain are NOT present on the property</td>
</tr>
</tbody>
</table>

REQUESTED ACTION
The Petitioner is requesting a special use to operate a private soccer club.

APPLICABLE REGULATIONS
§ 7.01.D (A-1:Special Uses: Private Clubs and Lodges)
§ 13.08 (Special Uses)

SURROUNDING LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ½ Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Farm</td>
<td>A-1</td>
<td>Suburban Res.</td>
<td>A-1</td>
</tr>
<tr>
<td>South</td>
<td>Farm</td>
<td>Plainfield</td>
<td>Urbanized Area</td>
<td>A-1; Plainfield</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-1</td>
<td>Suburban Res.</td>
<td>A-1; Will County</td>
</tr>
<tr>
<td>West</td>
<td>Farm</td>
<td>A-1</td>
<td>Suburban Res.</td>
<td>A-1</td>
</tr>
</tbody>
</table>

PHYSICAL DATA

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

NATURAL RESOURCES INVENTORY
Highlights from the NRI report dated October 29, 2012:
- The soils are well suited for agricultural uses
- 100% of the soils are classified as being prime farmland and the most agronomically productive
• 100% of the soils are very limited for local roads/streets and shallow excavations
• 6.7% are very limited for small commercial building.
• The site lies within the Illinois River watershed and East Branch of the Aux Sable Creek watershed.
• The development should include a soil erosion sediment control plan.
• Eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.
• For intense use it is recommended that a drainage tile survey be completed on the parcel to locate the subsurface drainage tile be taken into consideration during the land use planning process.

LESA Land Evaluation: 94
Site Assessment: 103
TOTAL: 197

Level of Protection: LOW

ACTION SUMMARY

TOWNSHIP
(NaAuSay)
Hostert

Awaiting comments, they were first notified by staff on 10.17.12 (mailed to Ken

MUNICIPAL
(City of Plainfield)

Awaiting comments, they were first notified by staff on 10.17.12 (emailed to
Michael Garrigan)

ZPAC (11.5.12)
Ms. Martin stated that if they want to sell alcohol they need a liquor license. Ms.
Martin has been concerned about the past history without proper permits but glad
they're coming through now. Aaron Rybski from the Health Department stated
they have already met with the applicants. With regards to home-made cheese
processing it would have to go through proper approvals. Phi Smith from the
Sheriff's office stated they have been to the property multiple times with regards to
cars parking on the street. The other concern is alcohol and possibly have bonded
security if they have a large event. Megan Andrews stated the NRI was mailed
out. Fran Klaas from the Highway Department asked what the private club is and
the petitioner stated it is a gathering location. The petitioner stated they play
soccer in Aurora and Plainfield. Ms. Martin asked if there are dues or a list of
memberships, the petitioners stated yes there is a list of members and they do pay
dues. Please also see comments supplied to petitioner.

KCRPC (11.28.12)
Staff will update at the ZBA/SUHO meeting.

REQUESTED ACTION GENERAL

The Petitioner is requesting a special use to operate a private soccer club. The
definition of a private club according to our Zoning Ordinance is:

PRIVATE CLUBS OR LODGES. An association organized and operated
for persons who are bona fide members typically paying annual dues, which owns,
hires, or leases premises, the use of which premises is restricted to such members
and their guests. The affairs and management of such associations are typically
conducted by a board of directors, executive committee, or similar body chosen by
the members. Food, meals and beverages may be served on such premises,
provided adequate dining room space and kitchen facilities are available. Alcoholic
beverages may be sold or served to members and their guests, proved such
service is secondary, and incidental to the common objectives of the organization,
and further provided that such sale or service of alcoholic beverages and food is in
compliance with all applicable federal, state, county, and local laws and
ordinances.
SIGNAGE  The petitioner is requesting a ground mounted sign along Wheeler Road and also some signs saying "members only" and a "no parking" sign showing to say on their property and not to park on the neighbor's property to the east.

HOURS OF OPERATION  The hours of operation stated by the petitioner is typically from 6pm-10pm on Friday nights, and Saturday and Sunday from 8am-5pm.

MEMBERS  The petitioner has stated they have 2 soccer teams ranging in age from 6-14 years old and have about 110 members.

INFORMATION  The petitioner does live in the house and they do own some farm animals on site typically in the summer like goats, sheep and cows. No soccer games are played on site they typically have gatherings/meetings before and after soccer games.

PARKING  The required parking for a private club or lodge without sleeping facilities must be equal in number to twenty-five percent (25%) of the capacity (as determined by the Fire Protection District) in persons. Staff is waiting what the future capacity number would be from the Plainfield Fire Protection District.

The required handicapped parking per state law for parking over 26 stalls but less than 50 stalls is 2 stalls must be handicapped stalls. The petitioner proposes a total of 39 parking stalls with 2 stalls being designated as handicapped stalls.

Staff has looked over the proposed plan and needs a revised site plan showing the parking at least 5’ from the lot line to be compliant with the Zoning Ordinance and also provide room for snow removal.

VARIANCE  A variance is needed to:

1. Provide the parking in the front yard setback
2. Eliminate the requirement of parking lot lighting. The petitioners would like to stay in keeping with the agricultural zoning around this property and requests the need for parking lot lighting.

SITE DEVELOPMENT  A site development permit will be needed. Once the site development permit is approved and an acceptance letter has been sent they have 1 year to start work. The site development process will not take long if engineering plans are submitted early on in the process and stormwater calculations are supplied.
IMPERVIOUS AREA
The lot size is 59,430 square feet in which 23,315 square feet is covered with imperVIOUS area calculating out to 39%

FENCING
There currently is a fence on the east side of the property but they are proposing a 6' wooden fence along the east property line to block the car lights from the neighbors.

TRASH
Staff has a question about what the petitioner's plans are or how they have handled trash in the past.

FINDINGS OF FACT

VARIATIONS §13.04.2 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall take into consideration. The STAFF has answered 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 buildings are situated in the rear of the lot making it almost impossible to have parking behind the 150' front yard setback. The 150' line is about 15' in front of the house leaving a small area for a parking lot. The reason for a variance in parking lot lighting is in keeping with the agricultural feel in the area.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Every lot is different and different shapes. A variance to the parking lot lighting can be requested from anyone.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The petitioner did not build the property so did not have a say in how it was configured.

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 requested variance should not affect any of the neighbors nor be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The petitioner will install a 6' tall fence along the east property line helping light not shine on the neighbors property and also not having parking lot lighting should help the neighbors but keeping it darker.

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. Adding a parking lot and having no lighting will not impair the adequate supply of light and air. It will increase congestion in the public streets but this way they are not parking on the street.

SPECIAL USE § 13.07.J of the Zoning Ordinance outlines findings that the Hearing Officer shall consider the following in rendering a decision, but is not required to make an affirmative finding on all items. The STAFF has answered as follows:

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. If all conditions are followed the operation of the special use should not be detrimental to the public health, safety, morals, comfort and general welfare.
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. The only property by this property is to the east and the petitioners will be installing a 6’ fence along the east property line. They will be upgrading and building new buildings up to code which should also help property values in the area.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The petitioners will need to provide for stormwater detention and working with the Health Department with regards to the septic system.

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 requested two variances.

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 LRMP and the future land use plan of the Village of Plainfield call for this property to be residential. Staff is of the opinion this use might not be in consistent with a residential use if used how it property is currently.

**RECOMMENDATION**

If approved staff would recommend the following conditions be placed on the approving ordinance:

1. A 6’ wooden fence be installed along the east side of the property within 30 days of approval of the special use.
2. A site development permit be obtained and approved before any site work is done on the site.
3. A building permit is applied for and approved before any remodeling working or building commences.
4. No Slaughtering of animals can be done onsite without proper permission and approvals.
5. All Health Department requirements are met.
6. All staff’s comments are responded to before being forward onto the PBZ Committee and full County Board.
7. No parking will be permitted along Wheeler Road. If parking is along Wheeler Road this site is not large enough to handle this special use.

**ATTACHMENTS**

1. Plat of Survey
2. Plat showing future improvements
3. Elevation Drawings
4. List of Comments supplied to petitioner on 11.5.12
Na Au Say Township Plan Commission  
1312 Wheeler Road  
Plainfield, IL 60544  
February 9, 2013  

Angela Zubko, Senior Planner  
Kendall County Department of Planning, Building and Zoning  
County Building, Room 203  
111 West Fox Street  
Yorkville, IL 60560  

Dear Ms. Zubko:  

Just want to let you know that Mr. Christian Gonzales, spokesman, and Ms. Maria Gonzales, owner, met before the Na Au Say Township Plan Commission. The Plan Commission did not approve the petition and we sent that disapproval to the Na Au Say Township Trustees. I believe Ken Hostert told the petitioners to come before the Township at a later date when the petitioners have resolved some of the issues. I am enclosing our statement of not approving the petition and a listing of the concerns we noted at our hearing.  

We request that the Kendall County Planning, Building and Zoning and the Kendall County Board not act upon the Gonzales petition until the Na Au Say Township Trustees have voted on the petition. (One of the letters here included refers to this issue.)  

Please also find two other items of concern for our township. I have directed one letter to you regarding the inclusion of townships in your flow chart, and one letter to Bill Ashton about one-acre lots in county developments. You will see that I am sending copies to others who might find these items of interest.  

Thank you for your attention to these matters.  

Sincerely,  

Pamela Wynne  
Na Au Say Township Plan Commission Chair  
815-475-4172
TO: Ken Hostert, Supervisor  
The Na Au Say Township Board  
1312 Wheeler Road  
Plainfield, 60544  
Kendall County, IL  

FROM: Pam Wynne, Chairperson  
The Na Au Say Township Plan Commission  
Kendall County, IL  

RE: Petition # 12-39  
Location: 609 Wheeler Road, Plainfield, IL 70544  

DATE:  
The Na Au Say Township Plan Commission met in Public Hearing on February 5, 2013  
at Na Au Say Township Building, 1312 Wheeler Road, Na Au Say Township, Kendall Co., IL.  

Present were commission members Pete Pasteris, Rodney Wheeler, Scott Cherry, Pam Wynne--Chair  

The petition was presented by Christian Gonzales  

Property location: 609 Wheeler Road, Plainfield, IL 60544  

Petition #12-39 for A-1 SPECIAL USES (zoning)  

The motion was made by Rodney Wheeler and seconded by Scott Cherry:  

“I move this commission approve Petition # 12-39 for property located  
609 Wheeler Road for zoning change to A-1 Special Uses: Private Clubs and Lodges.”  

Pam Wynne called the vote and the motion failed  

by a vote of 4-0.
Notations from Na Au Say Township Plan Commission regarding “Soccer Club” petition

Hearing for Petition# 12-39 requesting A-1 Special Use.

The concerns of the Na Au Say Plan Commission parallel those of the Kendall County Plan Commission. In addition, the new design for the property does not appear to resolve the concerns. The changes may not be feasible and adequate to meet requirements for the size of the lot. Standards should not be compromised.

Neighbors to the property expressed problems they have encountered with activities on the property up to this point, and those problems may not be alleviated by this plan.

These issues and those of the City of Plainfield and Kendall County departments involved need to be thoroughly addressed before the plan is approved.

If and when the plan is approved, it is important to know what government has jurisdiction if activities need to be monitored.

Property size and the plan
- Aesthetics of the buildings and property
- Setback of the buildings and parking from the lot line/neighbors/easement
- Location and adequacy of septic field

“Gathering room”
- Need for cooler, freezer space and service bar
- Activities planned
- Insurance required

Building to be renovated
- Materials, ventilation, etc. to meet safety codes
- Number of people to occupy the building
• Adequacy of toilets
• Fire doors--number and how they function
• Fire sensors and alarms
• Garbage disposal

Animals
• What kind and their purpose and use

Noise
• Activities to be Saturday and Sunday during the day and Friday night from 5 until 10. The latter was not verbally noted at the Na Au Say Plan Commission meeting

Jurisdiction
• City of Plainfield for the roads
• City of Plainfield for fire protection
• Kendall County Sheriff for the property
• Plainfield has to approve site plan when it is within 1 ½ miles of city
• Liquor--Na Au Say Township is a "dry township" and has no liquor commission, so that responsibility falls back on Kendall County
• Kendall County Health Department must oversee septic, food preparation and service

Kendall County engineer is helping with the plan--unusual

Pam Wynne, Commission Chair
February 5, 2013
February 14, 2013

To: Angela Zubko
   Department of Planning, Building and Zoning
   111 West Fox St. Room 203
   Yorkville, IL 60560

From: Ken Hostert
   Na Au Say Township Supervisor
   1312 Wheeler Rd
   Plainfield IL 60544

RE: Maria Silvia Gonzales Petition #12-39
    Location: 609 Wheeler Road

Dear Ms. Zubko:

The Na Au Say Township Planning Commission met on February 5th, 2013 to review Petition #12-39 and make recommendations to the Na Au Say Township Board of Trustees. The motion to approve Petition #12-39 for zoning change to A-1 Special Use was denied by the commission. A copy of the Na Au Say Township Planning Commission’s meeting minutes is attached.

The Na Au Say Township Board of Trustees met at their regular monthly meeting on Monday, February 11th, 2013 and a discussion of the Gonzales petition, including the Na Au Say Township Planning Commission’s recommendations was held. Let it be noted that the petitioners were not present at this meeting. The following is a list of issues noted by the Board of Trustees:

1) The current plans appear to be concept plans and have not been stamped by a Professional Engineer (PE).
2) Confusion by neighbors as to which police department has jurisdiction over road and property (Plainfield Police for road and Kendall County Sheriffs Police for property)
3) Fire concerns due to proximity of buildings to each other on the property.
4) Numerous concerns expressed by neighbors (parking situation on Wheeler Road, noise level of music late at night, general exterior housekeeping, proximity of proposed building and parking lot to neighbor's lot line).
5) Na Au Say is a dry township and there are concerns regarding possible liquor sales or the distribution of liquor in a "club" format.
6) Does this property use fit into Kendall County's and/or the Village of Plainfield's development plan?
7) It was brought to the board's attention that the property is currently being advertised on Facebook as a restaurant.

Due to the large number of unanswered and unclear issues regarding this petition, a more complete and comprehensive plan should be prepared and presented by the petitioner. In no way does the resolution of the above issues imply that the Na Au Say Township Board of Trustees approves of this petition.

The following motion was made by the Na Au Say Township Board of Trustees for the above mentioned Petition #12-39:

Approve Petition #12-39 Maria Silvia Gonzales, for A-1 Special Use.

Vote: Aye 0 Nay 4

Motion: Denied

Very truly,

Ken Hostert
Chair
Na Au Say Township Supervisor

cc: John Shaw, Kendall County Board President; Scott Gryder, Planning, Building and Zoning Chair
TO:        Ken Hostert, Supervisor  
The Na Au Say Township Board  
1312 Wheeler Road  
Plainfield, 60544  
Kendall County, IL

FROM:        Pam Wynne, Chairperson  
The Na Au Say Township Plan Commission  
Kendall County, IL.  

RE:        Petition # 12-39  
Location: 609 Wheeler Road, Plainfield, IL 70544

DATE:

The Na Au Say Township Plan Commission met in Public Hearing on February 5, 2013  
at Na Au Say Township Building, 1312 Wheeler Road, Na Au Say Township, Kendall  
Co., IL.  

Present were commission members Pete Pasteris, Rodney Wheeler, Scott Cherry, Pam  
Wynne--Chair  

The petition was presented by Christian Gonzales  

Property location: 609 Wheeler Road, Plainfield, IL 60544  

Petition #12-39 for A-1 SPECIAL USES (zoning)  

The motion was made by Rodney Wheeler and seconded by Scott Cherry:  

“I move this commission approve Petition # 12-39 for property located  
609 Wheeler Road for zoning change to A-1 Special Uses: Private Clubs and Lodges.”

Pam Wynne called the vote and the motion failed  

by a vote of 4-0.
February 14, 2013

To: Angela Zubko  
Department of Planning, Building and Zoning  
111 West Fox St. Room 203  
Yorkville, IL 60560

From: Ken Hostert  
Na Au Say Township Supervisor  
1312 Wheeler Rd  
Plainfield IL 60544

RE: Na Au Say Township Planning Commission

Dear Ms. Zubko:

The Na Au Say Township Board of Trustees met on February 11th, 2013 and reviewed a letter dated February 4, 2013 addressed to you from the Na Au Say Township Planning Commission. A motion to endorse the letter was approved by the Township Board of Trustees. A copy of the Na Au Say Township Planning Commission’s letter is attached.

The Na Au Say Township Board of Trustees fully supports the ideals of local government and keeping a strong link with the residence of the area so that their feedback is heard and clearly communicated to government. Continued use of the Township planning commission, its recommendations to the township Board of Trustees, and ultimately to the County is an important part of the feedback mechanism from the residence of the Township. Additionally, the Board of Trustees believes the documentation given to prospective applicants should clearly indicate the presentations of their proposals to the Township Planning Commission and Board of Trustees as a part of the overall process. In this way, the Na Au Say Township Board believes the interests of both the applicants and existing residences can be heard and considered starting at a local level. The Board’s aim in this matter is to clear up any possible ambiguity, expedite the applicant’s request, and allow for local input at the lowest levels of government.

Very truly,

Ken Hostert
Na Au Say Township Supervisor

cc: Scott Gryder, Planning, Building and Zoning Chair, Kendall County Board; John Shaw, Kendall County Board President; Bill Ashton, Regional Planning Commission Chair
Na Au Say Township Plan Commission
1312 Wheeler Road
Plainfield, IL 60544
February 4, 2013

Angela Zubko, Senior Planner
Kendall County Department of Planning, Building and Zoning
County Building, Room 203
111 West Fox Street
Yorkville, IL 60560

Dear Ms. Zubko:

The Na Au Say Township Plan Commission exists so as to be involved in the zoning process as it affects our township. We expect to have input when someone is petitioning for a zoning change within our community.

Persons with petitions coming before the Kendall County Planning, Building and Zoning must be informed that they should present the petition to the township plan commission and the township trustees before they proceed at the county level. Due to minimal activity, the Na Au Say Township Plan Commission holds hearings on demand when needed. We expeditiously plan and execute our hearings. Our approval or disapproval of a petition is sent to the Na Au Say Township Trustees for consideration at their monthly meeting. The township trustees then make their decision.

When a positive recommendation from the township goes to the county PBZ, a simple majority is required for passing a petition at the county level. If the township does not recommend the zoning change, the county is required to have a two-thirds vote for passage.

Historically, Na Au Say Township has been in direct line participation in the zoning process and we desire and expect to continue this involvement.

Sincerely,

Pamela Wynne, Commission Chair

CC to Scott Gryder, Planning, Building and Zoning Chair, Kendall County Board and
John Shaw, Kendall County Board President
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.
To: COW
Date: February 13, 2013
Re: Text Amendment – Micro Distillery (Petition 13-04)

This petition relates to Petition 13.05 for Three Angels Brewing LLC which plans to be on the March 4th County Board agenda. They would like to amend their special use to also allow micro distilling. Kendall County does not have this category in the Zoning Ordinance so staff would like to create a definition in Section 3 and also allow it as a special use in the A-1 & B-3 District and have it as a permitted use in the M-1 and M-2 Districts.

Red are changes after ZPAC, Blue are changes after RPC, Purple are changes after ZBA

SECTION 3.02 DEFINITIONS

MICRO DISTILLERY or CRAFT DISTILLERY: A facility that produces alcoholic beverages in quantities not to exceed five fifteen thousand (15,000) gallons per year and includes an accessory tasting room. A tasting room allows customers to taste samples of products manufactured on site and purchase related sales items. Sales of alcohols manufactured outside the facility are prohibited. If state law changes the quantities the definition should reflect those changes.

SECTION 7.01.C - A-1 Agricultural Business District Special uses, SECTION 9.04.C - B-3 Highway Business District Special uses, SECTION 10.01.B M-1 Limited Manufacturing Districts Permitted Uses & SECTION 10.02.B M-2 Heavy Industrial District Permitted Uses

Micro Distillery subject to the following conditions:

a. If zoned A-1 Agricultural the facility shall have direct access to a road designated as a major collector (or higher) on the County Land Resource Management Plan.

b. Locally grown inputs shall be used to the greatest extent possible, with production utilizing crops grown on the same property or in combination with crops grown off site.

c. The number of hours permitted to operate shall be on the approving ordinance.

d. Parking shall be in accordance with Section 11 of the Zoning Ordinance including lighting.

e. All applicable Federal (including the Alcohol and Tobacco Tax and Trade Bureau), State (including the Illinois Liquor Control Commission), and County rules and regulations shall apply.

f. Shall contact & meet all requirements of the Kendall County Health Department.

g. A waste management plan should be submitted to the Kendall County Health Department.
Na Au Say Township Plan Commission  
1312 Wheeler Road  
Plainfield, IL 60544  
February 9, 2013

Bill Ashton, Chairman  
Kendall County Regional Plan Commission  
111 West Fox Street  
Yorkville, IL 60560

Mr. Ashton:

This letter is to express opinion on an issue presented by Andy Myers, Kendall Township Plan Commission Chair, and discussed at the February 2, 2013 Kendall County Regional Planning Commission Annual Meeting.

The consensus of the Na Au Say Township Plan Commission members is that single-family-home lot size in county developments should be one-acre minimum.

This size is to accommodate a swimming pool, often desired in rural development, and a septic field. As a result of this larger size lot, the septic field would not, and should not, encroach upon “open space” or common areas. When his/her septic field is not on the homeowner’s property, the homeowner may not take the necessary responsibility for that septic field.

In addition, the larger lots would lessen open space and common areas within a development, and therefore would minimize the responsibility home owners and/or associations have for those areas.

Sincerely,

Pamela Wynne, Commission Chair, and members of the Na Au Say Township Plan Commission

CC to Kendall County Board Chairman John Shaw  
Angelo Zubko, Senior Planner  
Scott Gryder, Planning Building and Zoning Chair, Kendall County Board
February 14, 2013

To: Bill Ashton  
    Kendall County Regional Planning Commission  
    111 West Fox St. Room 203  
    Yorkville, IL 60560

From: Ken Hostert  
    Na Au Say Township Supervisor  
    1312 Wheeler Rd  
    Plainfield, IL 60544

RE: Sizing of Single Family Home Lots

Dear Mr. Ashton:

This letter is to express opinion on an issue presented by Andy Myers, Kendall Township Plan Commission Chair, and discussed at the February 2, 2013 Kendall County Regional Planning Commission Annual Meeting.

The consensus of the Na Au Say Township Board of Trustees is to concur with the Na Au Say Township Planning Commission that single-family-home lot size in county developments should be one-acre minimum.

This size is to accommodate a swimming pool, often desired in rural development, and a septic field. As a result of this larger size lot, home owners septic field would not, and should not, encroach upon “open space” or common areas. When his/her septic field is not on the homeowner’s property, the homeowner may not take the necessary responsibility for that septic field. Additionally, the larger lots would lessen open space and common areas, and therefore would minimize the responsibility home owners and/or associations have for those areas.

Sincerely,

Ken Hostert  
Supervisor, Na Au Say Township Board of Trustees

CC: Kendall County Board President John Shaw; Angelo Zubko, Senior Planner; Scott Gryder, Planning Building and Zoning Chair, Kendall County Board
Angela,

Aaron forwarded me your request for information pertaining to the septic failures in Rose Hill. I'll try to keep my response brief, but there's a lot to consider in regards to septic failures.

I'm looking at the current 2012 and 2013 complaints for septic complaints in Rose Hill. At the present time we have only one open complaint out there. At this time, it's difficult to determine if this is related to clear water or wastewater. There appears to be a sprinkler system running through the septic field area and the home is going through a foreclosure or short sale. The current owner stated that no one is in the home, yet water is ponding behind the home, in the septic field area, and running across the subdivision trail and freezing. The water appears to be clear. The owner stated he didn't winterize the irrigation system. So, it could be a cracked, pressurized water line flooding the area. We hope to have more information soon. One of our Sanitarian's is working with the current property owner and trading phone calls to see what's really going on if the home isn't occupied. So far, the owner has been responsive and helpful.

We do have a few septic repairs that have been done out there over the last handful of years. Some of these repairs could have been for pools or some other structure rather than actual septic failures.

Last year Erich worked on a few complaints for a drainage issue. I've had to dig through those files to see if any septic work was done, but I don't believe septic systems were repaired. I recall this being more of an issue of surface water. Going back through our subdivision files, our comment letters for our preliminary reviews back in '03 indicated that we observed high groundwater (and poorly drained soils) throughout the majority of the subdivision. This information was drawn out on our review comment letters.

An important point to remember is that septic system can fail due to many different variables. The two biggest variables are: 1) Every single household uses water differently. 2) Every single lot has different soil characteristics. There is not a septic system out there that doesn't require some type of maintenance to keep the system working for a long period of time! I can go into much more detail on this if you wish to speak about the variables mentioned or the maintenance piece.

**Todd Drecinski, L.E.H.P.**
Assistant Director, Environmental Health Services
Kendall County Health Department
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www.kendallhealth.org

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Na Au Say Township Plan Commission
1312 Wheeler Road
Plainfield, IL 60544
February 9, 2013

Angela Zubko, Senior Planner
Kendall County Department of Planning, Building and Zoning
County Building, Room 203
111 West Fox Street
Yorkville, IL 60560

Dear Ms. Zubko:

The Na Au Say Township Plan Commission exists so as to be involved in the zoning process as it affects our township. We expect to have input when someone is petitioning for a zoning change within our community.

Persons with petitions coming before the Kendall County Planning, Building and Zoning must be informed that they should present the petition to the township plan commission and the township trustees before they proceed at the county level. Due to minimal activity, the Na Au Say Township Plan Commission holds hearings on demand when needed. We expeditiously plan and execute our hearings. Our approval or disapproval of a petition is sent to the Na Au Say Township Trustees for consideration at their monthly meeting. The township trustees then make their decision.

When a positive recommendation from the township goes to the county PBZ, a simple majority is required for passing a petition at the county level. If the township does not recommend the zoning change, the county is required to have a two-thirds passage vote.

Historically, Na Au Say Township has been in direct line participation in the zoning process and we desire and expect to continue this involvement.

We respectfully request that the township, both plan commission and trustees, be incorporated in the direct line in the flow chart for the Kendall County zoning process.

Sincerely,

Pamela Wynne
Pamela Wynne, Commission Chair, and members of the Na Au Say Township Plan Commission

C.C.: Scott Gryder, Planning, Building and Zoning Chair, Kendall County Board
John Shaw, Kendall County Board Chairman
Bill Ashton, Regional Planning Commission Chair
Kendall County
Special Use Process

By 4th Monday, by 4:30 p.m.

1st Monday - 9:00am
ZPAC Review (Staff)

4th Wednesday - 7:00pm
Plan Commission Review

1st Monday date and time set by hearing officer, with min. 15 day notice
Hearing Officer Public Hearing

2nd Monday - 6:30pm
PBZ Review (County Board Committee)

3rd Tuesday - 9:00am
County Board

Optional Pre-Submission Meeting with PBZ Staff
Submit Complete Application to PBZ Department (and relevant Township and Municipality)

Township Meeting
1.5 Mile Jurisdictional Review

Notes:
1. Timeline assumes application submittal is complete, and no major changes are requested during the review process.
2. The Plan Commission, Hearing Officer, and County Board may continue or table an item if it is determined that additional time or information is needed for review. Such actions will extend the review process.
3. Major amendments to an approved Special Use would also follow this process.
4. Hearing Officer has typically conducted meetings on the same day as the ZBA meeting.