CALL TO ORDER – SPECIAL USE HEARING OFFICER

ROLL CALL: Walter Werderich, Hearing Officer

MINUTES: Approval of Minutes from the August 29, 2016, Special Use Hearing Officer Meeting

PETITIONS:
1. 16-14 – Robert Delaney
   Request: Special Use
   Location: 16502 Church Road, PINs: 08-25-300-006 and 08-25-300-009, Lisbon Township
   Purpose: Request for a Special Use in the A-1 Agricultural District to Operate an Outdoor Shooting Range

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD:

NEW BUSINESS:
1. Intern Special Use Identification and Tracking Project

OLD BUSINESS:

PUBLIC COMMENT:

ADJOURN SPECIAL USE HEARING
CALL TO ORDER - SPECIAL USE HEARING
At 8:03 p.m., Special Use Hearing Officer Walter Werderich called the Special Use Hearing to order.

ROLL CALL
Member present: Walter Werderich, Special Use Hearing Officer
Staff Present: Mike Hoffman, Teska Associates, Inc
In the audience: Robert Schneider

MINUTES
Mr. Werderich approved the August 1, 2016 Special Use Hearing Officer Meeting minutes as written.

Mr. Werderich introduced himself and explained how the meeting will be conducted and swore in all members of the audience that wished to speak about the special use.

PETITIONS
16-20 Stor-Mor, Inc. (Bob Schneider)
Request: Special Use for a storage facility in the B-2 Zoning District
Location: 1317 State Rte 31, Oswego Township
Purpose: Request for approval of a special use to operate an enclosed self-service storage facility and an outdoor storage facility

Mike Hoffman summarized the case, and listed off the recommendation conditions proposed by staff:
- 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 8:00 am to 5:00 pm and gate hours of operation shall be limited to 7:00 am to 7:00 pm
- 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. Werderich opened the public hearing for audience comment. He noted that he was in attendance at the preceding ZBA Hearing, and heard the applicant’s presentation. There were no public comments.

Mr. Werderich closed the public hearing. Mr. Werderich reviewed the following Findings of Fact for the special use:
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.

Mr. Werderich said the proposed special use meets the required findings of fact he rules accordingly. His recommendation is to approve the special use with the noted conditions, including the more detailed landscape plan presented at the ZBA hearing, and that the petition move forward to the PBZ committee.

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

16-16 – Jensen – A-1 Special Use – Landscaping Business – 7225 Caton Farm Road, Kendall Township – Approved by the County Board on August 16, 2016

**NEW BUSINESS/OLD BUSINESS**

None

**ADJOURNMENT**- Mr. Werderich adjourned the Special Use Hearing Officer meeting at 8:12 p.m.

Prepared by Michael Goers, edited by Mike Hoffman
DEPARTMENT OF PLANNING, BUILDING & ZONING  
111 West Fox Street • Room 203  
Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

Petition 16-14  
Robert Delaney  
A-1 Special Use – Outdoor Shooting Range

SITE INFORMATION

PETITIONER  Robert Delaney  
ADDRESS  16502 Church Road  
LOCATION  East side of Church Rd; 0.25 mi north of Whitewillow Road

TOWNSHIP  Lisbon  
PARCEL #  08-25-300-009; -006  
LOT SIZE  38.49 acres  
EXITING LAND USE  Agricultural  
ZONING  A-1 Agricultural District  

<table>
<thead>
<tr>
<th>LRMP</th>
<th>Land Use</th>
<th>Description</th>
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<tbody>
<tr>
<td>Roads</td>
<td>Church Road is a township road classified as a non-Collector Road</td>
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<tr>
<td>Trails</td>
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Floodplain/Wetlands: Fresh water emergent wetlands exist on the northwest portion of the property.

**REQUESTED ACTION**

A-1 Special Use to operate an outdoor shooting range

**APPLICABLE REGULATIONS**

Section 7.01 D.33 – A-1 Special Uses – Permits Outdoor Shooting and Target Practice to be located in the A-1 District with approval of a Special Use provided that certain requirements are met.

Section 13.08 – Special Use Procedures

<table>
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<tr>
<th>SURROUNDING LAND USE</th>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>Land Resource Management Plan</th>
<th>Zoning within ½ Mile</th>
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</table>

**PHYSICAL DATA**

**ENDANGERED SPECIES REPORT**

No Endangered or Threatened Species identified in the vicinity of the project area. Consultation is terminated.

**NATURAL RESOURCES INVENTORY**

The Kendall County Soil and Water Conservation District has provided an NRI Report Executive Summary. The property received a Land Evaluation score of 85 with a Site Assessment score of 140 for a LESA Score of 225 giving the property a medium level of protection.
ACTION SUMMARY
LISBON TOWNSHIP
The Lisbon Township Planning Commission met on July 26, 2016 and voted to not recommend approval of the request. The Lisbon Township Board met following the Planning Commission on July 26, 2016 and voted to accept the denial of the Planning Commission.

ZPAC (7.12.16)
Questions from the ZPAC committee were raised regarding the existing easement for ingress and egress for the site onto Church Road. The Health Department requested meeting with the petitioner to go over the requirements for well, septic, and food sanitation to ensure all applicable health department codes are being met. Issues on drainage and lead abatement were discussed and how these items will be handled including the required Stormwater Management Permit and the submittal of a hazardous waste plan to address lead removal on the property.

The ZPAC forwarded the petition onto the Kendall County Regional Plan Commission with a favorable recommendation.

KCRPC
At the Plan Commission meeting, several residents spoke in opposition to the request citing concerns dealing with noise, safety, shared access drive, traffic, and lead contamination. Several people also spoke in support of the special use, although only one of those was a Kendall County resident. The Plan Commission continued the matter to the August 24, 2016 meeting pending resolution of a revised site plan, submission of a hazard mitigation plan addressing lead removal, and cost estimates between upgrading an existing shared access drive and constructing a new access drive. The matter was continued again in August, September and October awaiting submission of the requested Site Plan. At their meeting on November 30, 2016, the Plan Commission recommended denial (2 ayes, 3 nays, and 1 present).

GENERAL
Robert Delaney is requesting an A-1 Special Use to operate an outdoor shooting range at the subject property. This type of use is permitted as a special use on an A-1 property with certain conditions. Those conditions include:

a. Requires conformity with NRA standards; provide appropriate berming based on surrounding land use and type(s) of firearms to be used. Such as berming shall generally be consistent with standards established in the NRA Source Book.
b. Requires minimum parcel size of 5 acres, depending on the venue.
c. Must have a sign that lists allowed firearm types, rules of operation; hearing and vision protection required.
d. State recognized, nationally recognized or NRA Certified range supervisor must be present.
e. Range flag flown, a sign or red light lit at all times that firing is taking place.
f. Hours and days of operation as specified in the Special Use Permit to be determined by the County Board.
g. Access must be controlled by a lockable gate.
h. Hazardous waste plan addressing lead management required.
i. No discharge of lead shot into wetland.
j. Must be at least 1,000’ from existing dwellings and property lines of schools, daycares, places of worship and airstrips.
k. No alcohol allowed.
l. No projectiles shall leave the boundaries of the site.
m. All applicable Federal, State and County rules and regulations shall be adhered to.
n. Must meet all requirements of the Kendall County Health Department.
o. Water and drainage plans must be approved by the Kendall County Planning, Building and Zoning Office.
p. Signage is permitted but must meet the Sign Ordinance regulations of Section 12 of the Zoning Ordinance.
q. Lighting shall meet the standards of Section 11.02.F.12.d of the Zoning Ordinance.
r. Must adhere to the Performance standards of Section 10.01.F of the Zoning Ordinance

RANGE LAYOUT
The petitioner submitted a site plan with an exhibit depicting a distance of at least 1,000' from the southeastern corner of the nearest residential dwelling unit to the west of the proposed range. The original site plan proposed two (2) shooting bays each containing twenty-four (24) shooting lanes with seventy-five (75) feet. The revised site plan now shows the same 24 shooting lanes, but in three shooting bays of 8 lanes each. The proposed range has a north-south orientation with the firing taking place towards the south. Ten (10) foot high precast concrete divider/impact walls are proposed to divide the bays. A fifty (50) to sixty-four (64) foot wide earthen berm is proposed to serve as a backstop for the range as well as side-berming on the eastern and western portion of the range. The berm is proposed to be twenty (20) feet in height on all sides and at the peak on the south side will have a flat portion of four (4) feet containing a six (6) foot vertical wood baffle. The distance from the edge of the backside of the backstop berm to the limits of the property was approximately 850’. The proposed range also includes a covered shooting structure with a shooting bench and overhead baffling, as well as a “no blue sky” barrier located fifteen (15) feet from the shooting bench.

*During the KCRPC meeting on July 27th, the petitioner indicated that the site plan was going to be revised to include a new berm, a proposed building, revised parking, and fencing. The Plan Commission continued the matter pending the submittal of a revised site plan showing these changes. The enclosed plan reflects these changes.*

BUSINESS NARRATIVE
The petitioner has submitted a business plan outlining activities. The hours of operation are proposed to be Tuesday thru Friday 10:00am to 8:00pm or until one-half hour before dusk, whichever is first, and Saturday and Sundays 9:00am to 8:00pm or until one-half hour before dusk, whichever is first. The petitioner has indicated that the Sunday hours will be modified to open later than the originally proposed 9:00am start time. The range will be closed on Mondays. The petitioner has indicated that one (1) range safety official will be assigned for each twelve (12) lanes with a chief range safety officer on-site to oversee all range bays.

*The petitioner met with Staff on March 29, 2017, and indicated that hours of operation would be between thirty (30) minutes after sunrise and thirty (30) minutes before sunset for non-law enforcement use of the property. Law enforcement officers attending training as part of their official duties could be allowed to shoot after sunset. The petitioner anticipated a maximum thirty (30) non-law enforcement shooters onsite plus three (3) employees. The maximum number of shooters firing guns at a given time would be fifteen (15).*

LEAD MANAGEMENT
A hazardous waste plan addressing lead management is required for outdoor shooting ranges. This plan has not been submitted and the petitioner has indicated they are working with an outfit to provide screening of the area for lead removal. Dick Pedicord, President of a private firm called Environmental Range Protection, provided testimony on behalf of Mr. Delaney at the July public hearing. This plan is a required document as part of the special use.

*Staff has not reviewed this plan.*

HEALTH CODES
The petitioner is proposing a building to accommodate restroom facilities. The petitioner has been in contact with the Health Department to secure all necessary permits related to well, septic, and food vendors.

BUILDING CODES
The petitioner is proposing the construction of a building on the property. This building will need to be evaluated by the Building Department for determination of any required building permits. A future building is proposed to serve as a check-in facility. This construction will require a building permit.

ACCESS
The property is a landlocked parcel without direct access onto Church Road. The petitioner has indicated that access to Church Road is obtained through an easement agreement for ingress and egress with property to
the west of the subject parcel utilizing a private gravel drive that serves the residential dwelling unit on the property to the west of the subject parcel. The petitioner has indicated future intention of improving the gravel drive with tar and chip.

*During the KCRPC meeting on July 27th, there was concern about the utilization of this access drive because it is shared with the property owner to the west and range traffic will be driving on the property to the west. The Plan Commission recommended a condition be placed that requires the existing shared gravel drive to be treated with calcium chloride within sixty (60) days of the approval of the special use and that the existing shared gravel drive be improved to a hard surface within one (1) year of the approval of the special use.*

*The Plan Commission also requested the petitioner put together cost estimates of improving the existing shared gravel drive with a hard surface as well as a cost estimate for constructing a new access drive that is entirely on the petitioner’s property. Staff has received a cost estimate from the petitioner to improve the existing shared gravel drive to tar and chip, with a range of between $32,300 and $51,300 depending on the layers applied. The Attorney for the petitioner has suggested that creating a new access drive on the petitioner’s property is not feasible as it would require access across the ComEd right-of-way.*

**PARKING**
The site plan identified thirty-eight (38) parking stalls with two (2) of these as reserved for ADA compliance. The Zoning Ordinance does not require a certain number of parking stalls for a use such as a shooting range. The NRA Range Source book, however, does recommend 1.5 parking stalls per shooting lane. The proposed site plan exceeds that standard. The location and dimensions of these parking stalls met the requirements of setbacks and width and depth.

**LANDSCAPING**
The petitioner had proposed twelve (12) evergreen trees to be planted on the western portion of the operation. However, the plan does not indicate the size or species of the proposed planting.

**LIGHTING**
The petitioner has indicated that security lighting may be added around building and security gate. Staff recommends a requirement for this lighting be shrouded to prevent glare onto adjacent properties.

**SIGNAGE**
Two (2) off-premises directional signs are proposed with one located at the northeast corner of the private drive and Church Road and one located at the southeast corner of Route 52 and Church Road. Off-premise signs are not permitted in the A-1 Agricultural District.

*At the March 29, 2017, meeting with Staff, the petitioner indicated that they would install one (1) non-illuminated sign on their property to the north of the entrance.*

**FINDINGS OF FACT**

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.  *Appropriate conditions and restrictions can be placed on the special use permit regulating the hours of operation, the location of the discharging of weapons, and noise that would minimize the negative impacts of the proposed use on the public health or safety. However, the private drive, if left unimproved and if allowed to deteriorate, could hinder the ability of first responders from reaching the property in a timely manner.*

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 proposed use could be injurious to the use and enjoyment of other property owners in the immediate vicinity by creating additional noise. In addition, the property value of 16502 Church Road Unit A could be negatively impacted by the proposed use; the petitioner offered to pay for an appraisal and reimburse the property owner for lost value if a sale occurs within 15 years.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Adequate utilities and drainage exist onsite. The point of ingress/egress from Church Road is over an easement. The underlying driveway is presently not constructed for a commercial use or for large amounts of traffic. Church Road is not classified as a collector road.

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 proposed use could conform to the applicable regulations of the district. Appropriate conditions and restrictions could be placed on the special use permit to ensure compliance.

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. Outdoor shooting ranges are a special use within the A-1 Agricultural District. The subject property is classified as agricultural on the Future Land Use Map. No improvements to Church Road are planned in the Land Resource Management Plan; this could negatively impact the ability of a non-agricultural business from remaining in operation because patrons may have difficulty reaching the property.

CONCLUSION

The proposed use of the property for an outdoor shooting range is considered permitted as a special use in the A-1 District with several required conditions outlined above including conformance with the standards of the NRA Range Source Book. Other conditions should be considered to mitigate any potential negative impacts an outdoor shooting range may have on surrounding properties and to address any potential environmental concerns with regards to lead. This includes the submission of a hazardous waste plan addressing lead management using the EPA Best Management Practices for Lead at Outdoor Shooting Range.

RECOMMENDATION

If this proposal is approved, the following conditions should be placed on the special use permit:

1. The shooting range operation shall conform with NRA standards established in the NRA Source Book, unless a subsequent restriction is stricter than the NRA standards.
2. The maximum number of outdoor shooting lanes shall be twenty-four (24).
3. The maximum number of thirty (30) non-law enforcement personnel may be on the property at a time, not including a maximum three (3) employees of the business allowed by this special use permit. The maximum number of law enforcement personnel on the property for training purposes must be set at the special use hearing.
4. Berming shall be a minimum height of twenty (20) feet per the NRA Range Source Book. The berm shall be located to the south, west, and east of the shooting area. A baffle between four (4) foot and six (6) foot in height should be erected on top of the southern berm. A HESCO barrier of the same height and in the same location may be substituted for a berm.
5. A sign shall be installed that is visible to all visitors of the shooting range that lists allowed firearm types, rules of operation – hearing and vision protection required.
6. Pistols shall be the only firearm permitted to be discharged as part of the business allowed by this special use permit.
7. Firearms associated with the business allowed by this special use permit shall only be discharged in the area confined by the berm or HESCO barrier. Firearms can only be discharged when facing in a southerly direction.
8. A State recognized, nationally recognized or NRA Certified range supervisor shall be present at all times.
9. A range flag, a sign, or red light shall be displayed at all times when firing is taking place.
10. Access to the shooting range shall be controlled by a lockable gate.
11. A hazardous waste plan addressing lead management is required outlining lead removal occurring at least once a year.
12. Submission of a maintenance bond annually for removal of lead. The maintenance bond amount shall be $3,500 paid within 60 days of the issuance of the special use permit. The annual maintenance bond shall be submitted to the Planning, Building and Zoning Department by May 1 of each year.
13. No skeet shooting, trap shooting, or sporting clays shall be permitted.
14. No discharge of lead shall occur into any wetlands or onto land used for crop growth as of the date of the adoption of this special use permit.
15. No alcohol shall be allowed as it relates to the business allowed by this special use permit.
16. Hours of operation shall be limited to between thirty (30) minutes after sunrise and thirty (30) minutes before sunset for non-law enforcement related trainings. Trainings for law enforcement personnel may occur ______________________. The County suggests restricting the hours of operation to between 8:00 a.m. and 8:00 p.m. Mondays through Saturdays and between Noon and 6:00 p.m. on Sundays for non-law enforcement related trainings. The regulations related to trainings for law enforcement personnel must be set at the special use hearing.
17. The shared access drive shall be treated with calcium chloride within (sixty) 60 days of approval of the special use provided that the owner of the shared driveway consents to the treatment.
18. The shared access drive shall be paved with a hard surface within one (1) year of approval of the special use provided that the owner of the shared driveway consents to the paving.
19. Only range staff and property owners shall be permitted to have a key to the gate to the shooting range.
20. No firearm sales shall occur on the property.
21. All applicable Federal, State and County rules and regulations shall be adhered to.
22. All applicable Federal and State licenses and approval shall be submitted to the Kendall County Planning, Building, and Zoning Department prior to commencing operations and submitted annually thereafter.
23. The business allowed by this special use permit shall satisfy all requirements of the Kendall County Health Department.
24. A stormwater management permit shall be approved prior to the start of construction.
25. Proposed signage shall meet the requirements of Section 12 of the Zoning Ordinance. The sign shall be a maximum four foot by eight foot (4X8) in size and shall not be illuminated.
26. Lighting shall meet the standards of Section 11.02.F.12.d of the Zoning Ordinance. Lighting shall be installed in a manner that does not cause light to be shine into neighboring houses.
27. Must adhere to the Performance standards of Section 4.12 of the Zoning Ordinance.
28. Noise generated by the business allowed by this special use shall comply with the following:
   a. Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the residential property line of the complainant.
   b. Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the residential property line of the complainant.
   c. EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o’clock (7:00) A.M. and ten o’clock (10:00) P.M.
29. The petitioner shall submit to the County within sixty (60) days of the approval of this special use ordinance a bond of $3,000 to ensure the completion of an appraisal of the property located at 16502 Church Road Unit A. If the property owner at 16502 Church Road Unit A does not request and complete an appraisal of the property at 16502 Church Road Unit A within one (1) year of the approval of this special use ordinance, the bond shall be released to the petitioner. If the property located at 16502 Church Road Unit A is sold within fifteen (15) years of the approval of this special use ordinance at a price less than what is stated in the aforementioned appraisal, the petitioner, and
its successors, heirs, and assigns of the property, will financially compensate the property owners of 16502 Church Road Unit A the difference between the sale price and the appraisal.

30. The owner of business allowed by this special use permit shall have the property inspected at least on an annual basis by the Lisbon-Seward Fire Protection District.

31. The owner of the property awarded the special use permit by this ordinance may apply for a special use permit for an indoor shooting range at a future date.

32. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.

33. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

ATTACHMENTS
1. Description of Proposed Use - Prepared by the Petitioners
2. Site Plan
3. ZPAC Minutes 7.12.16
4. KCRPC Minutes 7.27.16
5. Lisbon Township Plan Commission Minutes 7.26.16
6. Lisbon Township Board Minutes 7.26.16
7. NRI Executive Summary – Land Use Opinion
8. KCRPC Minutes 11.30.16
9. Easement from 1999
10. 2014 Addendum to Easement
"DIRT ROAD RANGE"
Operations Proposal

- Hours of ops: 0900-½ hour before dusk, 6 days/week (7th day for maintenance)
  - Hours: Tues-Fri 1000 to 2000 OR ½ hr before dusk, whichever is first, Sat & Sun is 0900 to 2000 OR ½ hr before dusk, Mon closed
    - Online calendar will refer to Almanac for sunset time
    - Options available to rent portion or all of range
    - Reserve 2 lanes for private lessons
    - Have guns available for rental and ammo for sale
      - Will require amended (add) address for FFA license
    - Host regular and special events
      - i.e. Tuesday night steel or have special guest instructor

- Main concern is education & safety while providing a facility that will be available to the shooting public and LEO's.
  - Membership available for additional benefits
    - Discounted range fees (1/2 price)
    - Discount on ammo, training (10%) + free membership to CRA
    - Annual fee at $360
    - Weekdays: Unlimited time, Weekends: 2 hour limit
    - Free shirt (contests for wearing shirt and posting on social media: maybe entered into raffle?)
    - Member appreciation days (guest instructors, guests, scenarios)
    - Multi-level? i.e. Gold vs Bronze
  - Food truck on site
    - Trucks pay for privilege of being on site ($50/hour or $250/day)
    - Available during peak hours
    - Multiple trucks can be scheduled (they need permit from Kendall County)
  - Porta-potty Rental
    - Typically $100-$200/month (includes weekly maintenance)
    - May use one at first with multiple units with growth

- Scheduling by the shooters will be over an internet site that enables the participant to check on availability and self-schedule
  - Calendar options are Square, Bizzflo, as well as our current merchant processing system candidate (which offers a calendar scheduling app)
    - Other options: BookSimple, Booker
  - Some lanes will be designated for reservations and others left available for walk-ins (not listed on calendar site)
    - Ratio can change for peak times (accommodate for more walk-ins during busiest hours)
  - Website designed and optimized by CDG contactors

- Range mgmt will be conducted to the highest level of safety and comfort, range officials will be certified and are in full control of all Range Activities.
  - First Aid & CPR Cert for all EEs
  - Need to create in-house training for all range EEs that would reiterate NRA and any additional standards created by us
“DIRT ROAD RANGE”
Operations Proposal

- All 1st time shooters required to watch safety video (this is currently not standard for any known range), and annually for repeat customers
  - CDG will track safety video requirement electronically
  - Safety video will be produced by CDG contractors
- This is a new concept to our shooting community and will provide the best use for this isolated parcel
- LEO’s will be able to use the range at their convenience at no charge
  - Might be better to offer LEO/VET get ½ price on range fees—no other ranges in area offer totally free fees to LEO/VET’s and few offer ½ price. This would still make us competitive
  - VET and LEO get ½ price on membership (plus 1st time free)
- We are thinking the total initial number of employees full-time and part-time at 10-12
  - 1 range safety per 12 lanes. Plus DR running the office. On weekends or peak times 1 or 2 additional personnel to assist with register and sales
    - Ex 36 lanes on Saturday -- 6 persons total. 3 safety and 3 in office.
      - Certain employees could rotate in office and on range duties
    - DR or JV to handle any transactions that need to be taken to Tom’s for FFA (i.e.: any gun sales)
  - Reduce required RSO’s by requiring 1st time shooters to watch 10-15 minute safety video (no direct competitor is doing this, but it is common in other industries such as skydiving, paintball and go karting).
- Sales of items to enhance safety will include safety glasses, ear plugs, ear muffs, bottled water and assorted non-alcoholic canned or bottled water and sodas.
  - We found out that FFA can’t do business on the site for guns (until address change is registered with ATF), but all the non-firearm stuff is good to go
  - We could advertise for FFA’s gun inventory on site, but buyers would have to physically travel to 14207 to actually transact any sales
- Operations on a daily basis will be managed and operated by CDG, a highly qualified group of Veterans of the Iraq and Afghanistan conflicts
- CDG will manage the range on a daily basis, with staff that is certified range management
  - Lighting, for security reasons, may be placed around office and gate on a timer.
    - JV & DR to handle all end of shift procedures. Including lock-up and security of money.
ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
July 12, 2016 – Meeting Minutes
Approved August 2, 2016

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

Present:
Scott Gryder – PBZ Committee Chair
Fran Klaas – Highway Department
David Guritz - Forest Preserve
Commander Mike Peters – Sheriff’s Office
Aaron Rybski – Health Department
Greg Chismark – WBK Engineering, LLC
Brian Holdiman- PBZ Department
Megan Andrews – Soil & Water Conservation District
John Sterrett – PBZ Department

Absent: None

Audience: Attorney Dan Kramer; Robert Delaney; Jamie Bradley; David Renick

AGENDA

Mr. Gryder made a motion, seconded by Mr. Klaas, to approve the agenda as written. With a voice vote of all ayes the motion carried.

MINUTES

Mr. Guritz made a motion, seconded by Mr. Gryder, to approve the May 3, 2016 meeting minutes as written. With a voice vote of all ayes the motion carried.

PETITIONS

#16-14 – Robert Delaney

Mr. Sterrett outlined the request for a special use in the A-1 Agricultural District to operate an outdoor shooting range, which is permitted as a special use in the A-1 Agricultural District with certain requirements. The property is located at 16502 Church Road in Lisbon Township. The property is just under 40 acres. The petitioner has submitted a business narrative to the PBZ Department including proposing twenty-four (24) shooting lanes with twelve (12) future lanes. The proposed range is located on the far eastern portion of the property, just west of the existing ComED right-of-way. Thirty-six (36) parking stalls are proposed for the use. Although the County’s Zoning Ordinance does not have a specific requirement for the number of parking stalls for an outdoor shooting range, the NRA Range Source book recommends at least 1.5 parking stalls for each shooting lane. The Zoning Ordinance requires that a 1,000’ buffer is maintained between a shooting range and any residential dwelling units. The petitioner has submitted an exhibit that depicts 1,000’ from the edge of the shooting range to the southeast corner of the nearest residential dwelling unit. The property is landlocked and does not have direct access onto Church Road. The petitioner has indicated that an easement for ingress and egress exists with the property owner to the west to obtain access on an gravel existing drive to Church Road. Staff has a series of conditions that are recommended primarily dealing with NRA standards. The conditions include:

- The shooting range operation shall conform with NRA standards established in the NRA Source Book
- Berms shall be a minimum height of twenty (20) feet per the NRA Range Source Book
- A sign shall be installed that is visible to all visitors of the shooting range that lists allowed firearm types, rules of operation – hearing and vision protection required
- A State recognized, nationally recognized or NRA Certified range supervisor shall be present at all times
- A range flag, a sign, or red light shall be displayed at all times when firing is taking place
- Access to the shooting range shall be controlled by a lockable gate.
- Hazardous waste plan addressing lead management required with a lead removal occurring at least once a year
- Submission of a maintenance bond annually for removal of lead
- Submission of the types of firearms to be used
- No discharge of lead shall occur into any wetlands
• No alcohol shall be allowed
• Sunday hours of operation shall be limited to 12:00pm to 8:00pm, or until one-half hour before dusk
• Baffles shall be installed to prevent projectiles from leaving the boundaries of the site
• All applicable Federal, State and County rules and regulations shall be adhered to
• Must meet all requirements of the Kendall County Health Department
• A stormwater management permit shall be approved prior to the start of construction
• Proposed signage shall meet the requirements of Section 12 of the Zoning Ordinance
• Lighting shall meet the standards of Section 11.02.F.12.d of the Zoning Ordinance
• Must adhere to the Performance standards of Section 10.01.F of the Zoning Ordinance

Attorney Dan Kramer, representing the petitioner, stated that the easement for the access onto Church Road is binding on all successors, heirs, and assigns and is a covenant running with the land. The engineer for the petitioner, Jamie Bradley, explained the layout of the proposed use including the gravel parking area and using portable toilets on the property. Mr. Bradley stated that as a future endeavor a building may be constructed to serve a check-in facility with restrooms. Mr. Bradley stated the range will be used for handguns. Mr. Bradley stated that stormwater management will be developed to address a future building on the site. Aaron Rybski of the Health Department asked about plans to develop septic facilities and stated that portable toilets are not best for long term use. Mr. Rybski stated that there is a non-community water well program that is applicable when a use has at least 25 patrons for 60 days each calendar year. Mr. Rybski suggested that the petitioner meet with the Health Department to discuss the requirements for well and septic as well as the possibility of using food trucks on site. David Guritz of the Forest Preserve District asked about the abatement of lead on the property. Mr. Sterrett stated that the Zoning Ordinance requires a hazardous waste plan addressing lead management be submitted. Staff is suggesting that in addition to this, there be a requirement that the property is screened of lead at least once a year and that a maintenance bond be submitted on an annual basis for lead removal. Megan Andrews of the Kendall County Soil and Water Conservation District (KCSWCD) asked about the type of berm that will be built. Mr. Bradley stated it will be an earthen berm. The KCSWCD will be doing an NRI Executive Report on the project.

Mr. Delaney elaborated on the use of portable toilets and that he anticipates they will be used on a short term basis. Mr. Delaney also stated that the hours of operation will be shortened on Sundays. Mr. Delaney indicated that he has been in contact with the Kendall County Sheriff’s Office about the possible use of the range for the Sheriff’s Office. Mr. Delaney stated that to address baffles, a sheltered structure can be constructed where the shooters are located to prevent projectiles from obtaining a trajectory that will leave the limits of the range. Mr. Gryder asked if concealed carry classes would be offered at the site. Mr. Delaney stated that it is anticipated to have concealed carry classes and that no shotguns or high powered firearms will be used. Only handguns will be used. Mr. Gryder stated that he has received questions from the public about some concerns and asked if Mr. Delaney has spoken to any of the neighbors about the proposed use. Mr. Delaney stated he has spoken to a few. Mr. Delaney stated that there will be fencing along the access the road on the subject property and fencing will be around the parking area and check in area. Mr. Gryder asked if the easement language addresses commercial uses. Attorney Kramer stated there are no specifics on the type of traffic on the easement. Mr. Delaney stated that as the volume of traffic increases on the access road he would be willing to upgrade it to tar and chip. David Guritz asked about wetlands on the property. Mr. Sterrett stated that there is a wetland at the northwest portion of the subject property but away from the shooting range. The Endangered Species Consultation report from IDNR did not identify any endangered or threatened species in the vicinity. Mr. Holdiman stated a condition should be placed on either the building permit or the special use that would provide a time limit for the use of the portable toilets and that plumbing will need to be addressed when the future building is constructed.

David Reinick described the operation of the range. New patrons to the range will be required to watch an 8-12 minute video about range safety and directions and then be required to view the video on an annual basis. A log will be kept of all those who have viewed the video to verify the last time that the video was watched. Each patron will be required to sign in when using the range. There will be range safety commands and signs posted throughout the range. Each range bay of 12 lanes will have one range safety officer to monitor. There will also be a certified chief range safety officer to oversee all the range bays as well as a daily inspection of the range. There will always be at least one employee per shooting bay hat is open and one individual in the building at all times.

Without further questions or comments from the ZPAC committee, Mr. Sterrett stated the petition is schedule to go to the July 27th Plan Commission. Mr. Gryder made a motion, seconded by Mr. Klaas, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.

ZPAC Meeting Minutes 7.12.16
Chairman Bill Ashton called the meeting to order at 7:00 pm.

**ROLL CALL**

**Members Present:** Bill Ashton, Claire Wilson, Tom Casey, Budd Wormley, Larry Nelson, Roger Bledsoe, Angela Zubko  
**Staff present:** John Sterrett, Senior Planner  
**Members Absent:** John Shaw, Vern Poppen

In the Audience: Approximately 60 people were in attendance. Those who spoke and/or signed the sign-in sheet included: Attorney Dan Kramer; Robert Delaney; Chris Jensen; Megan Jensen; Jeanne Freeman; Greg Peterson; Joe Phillips; Jerry Lizalek; Roy Wake; Kathy Wake; Tom Christ; John Wolfhinsberger; Scott Wallin; Jason Rome; Mike Kinzler; Eric Peterson; Virgil Karales; Dick Pedicord; Jonathan Villaneuva; David Rynite; John Miller; Daniel Eamon; Kevin Tomlanovich

**APPROVAL OF AGENDA**

Ms. Zubko made a motion, seconded by Mr. Wormley, to approve the agenda as written. With a voice vote of all ayes, the motion carried.

**APPROVAL OF MINUTES**

Mr. Bledsoe made a motion, seconded by Mr. Nelson, to approve the June 22, 2016. With a voice vote of all ayes, the motion carried.

**PETITIONS**

16-14 Robert Delaney  
Request: Special Use to allow an outdoor shooting range in the A-1 Agricultural District  
Location: 16502 Church Road in Lisbon Township  
Mr. Sterrett outlined the request for a special use in the A-1 Agricultural District to operate an outdoor shooting range, which is permitted as a special use in the A-1 Agricultural District with certain requirements. The range is proposed on a 38 acre parcel zoned as A-1 Agricultural east of Church Road, one-quarter mile north of Whitetwillow Road in Lisbon Township.

The property is landlocked without direct access onto Church Road and obtains access to Church Road through an existing gravel drive across the property to the west through an ingress/egress easement. The petitioner has indicated to staff about improving the access drive with tar and chip. Staff would be supportive of this to lessen the impact of vehicles accessing this site.

The proposed shooting range will be located on the far eastern side of the property next to the ComED right-of-way property. The County’s Zoning Ordinance requires shooting ranges to be located a distance of 1,000’ from residential dwelling units. The petitioner has provided an exhibit depicting a 1,000’ buffer area from the southeast corner of the nearest residential structure to the west.
The petitioner is proposing 24 shooting lanes each 75’ in length with a north-south orientation and firing taking place towards the south. The lanes are divided into two 12 lane bays with a 10’ concrete wall dividing the two bays. A 10’ concrete wall is proposed on the western shooting bay and a 10’-20’ concrete wall is proposed on the eastern side of the bay near the ComED right-of-way property. A twenty foot earthen berm is proposed as a back stop for the range with a 6’ vertical wood baffle on top. The western side of the shooting range will feature a 20’ side berm as well extending north half way up the length of the shooting lanes. A proposed shooting canopy structure will be located on the eastern shooting bay to serve as a baffle device to prevent projectiles leaving the range area. The western shooting bay does not have this same canopy proposed. A series of evergreen trees will be planted on the western edge of the range.

The petitioner has submitted a business operation plan to the County. The hours of operation proposed include Tuesday thru Friday 10:00am to 8:00pm, or until one-half hour before dusk, whichever is first and Saturday and Sundays 9:00am to 8:00pm, or until one-half hour before dusk, whichever is first. The petitioner has indicated having a later start time for Sunday operation. Staff recommends this start time be 12:00pm on Sundays. The range will be closed on Mondays. The petitioner has indicated that 1 range safety official will be assigned for each 12 lanes with a chief range safety official on site to oversee all range bays.

Thirty (38) parking stalls are proposed, two (2) of which will be reserved for ADA compliance. The parking will be located on the north end of the property near the gravel drive.

Originally, the petitioner had proposed utilizing portable toilets on a temporary basis. Due to Illinois plumbing codes, however, this would not be permitted and the Health Department will require permanent bathroom facilities. As such, the petitioner will be required to provide these facilities within an existing structure on the property or be incorporated into a new facility to be built. It is staff’s understanding that the site plan may be revised to indicate the location of the building and the parking will be relocated. The development of this property will require a stormwater management permit.

A hazardous waste plan addressing lead management is required as part of the special use. The petitioner has begun working with an outfit to develop a best management practices for lead removal and is here tonight. Staff is recommending a series of conditions to be placed on the special use, if approved, including:

- The shooting range operation shall conform with NRA standards established in the NRA Source Book
- Berming shall be a minimum height of twenty (20) feet per the NRA Range Source Book
- A sign shall be installed that is visible to all visitors of the shooting range that lists allowed firearm types, rules of operation – hearing and vision protection required
- The existing gravel drive providing access from Church Road to the site be improved with a hard surface
- A State recognized, nationally recognized or NRA Certified range supervisor shall be present at all times
- A range flag, a sign, or red light shall be displayed at all times when firing is taking place
- Access to the shooting range shall be controlled by a lockable gate.
- Hazardous waste plan addressing lead management required with a lead removal occurring at least once a year
- Submission of a maintenance bond annually for removal of lead
- Submission of the types of firearms to be used
- Only the use of handguns shall be permitted and no high power rifles or shotguns shall be permitted
- No discharge of lead shall occur into any wetlands
- No alcohol shall be allowed
- Sunday hours of operation shall be limited to 12:00pm to 8:00pm, or until one-half hour before dusk
- A sheltered canopy structure shall be constructed to serve as a baffle for the range to prevent any projectiles from leaving the range area or exceeding the height of the twenty (20) foot berm. This design
shall be submitted to the Kendall County Planning, Building, and Zoning Department for review and approval.

- All applicable Federal, State and County rules and regulations shall be adhered to
- All applicable Federal and State licenses and approval shall be submitted to the Kendall County Planning, Building, and Zoning Department prior to commencing operations and submitted annually thereafter
- Shall satisfy all requirements of the Kendall County Health Department
- A stormwater management permit shall be approved prior to the start of construction
- Proposed signage shall meet the requirements of Section 12 of the Zoning Ordinance
- Lighting shall meet the standards of Section 11.02.F.12.d of the Zoning Ordinance
- Must adhere to the Performance standards of Section 10.01.F of the Zoning Ordinance

The petition received a favorable recommendation from the County’s Zoning, Platting Advisory Committee. The petition received an unfavorable recommendation from the Lisbon Township Plan Commission and the Lisbon Township Board.

Attorney Dan Kramer stated that outdoor shooting ranges are an allowable special use in the County’s Zoning Ordinance. Robert Delaney, petitioner, described the revised site plan for the range including proposed berming, parking, baffling, and a building. Mr. Delany stated that the site plan has changed since the ZPAC meeting. Mr. Delaney stated that the range will primarily be membership based and some conceal carry training. No rifles or shotguns will be used. Mr. Sterrett stated that there are no noise regulations included in the shooting range special use category. Mr. Delaney stated that the current shared access drive will have a tar and chip surface all the way to Church Road. Questions were raised from the Commission regarding constructing a new access road that will eliminate shooting range traffic from the property to the west and the maintenance of this roadway.

Greg Peterson, 16502 A Church Road, owns the property directly to the west of the proposed shooting range. Mr. Peterson objected to the proposal because of the utilization of the shared residential driveway. Mr. Peterson has concerns regarding the amount of traffic that will be using this drive for the range. Mr. Peterson stated that shooters have been active on the site without a special use. The property value will be affected as well from the proposed use. Mr. Peterson also has concerns regarding the environmental impact from the range. Mr. Peterson stated that the 1,000’ buffer should be revised.

Joe Phillips, 6718 Whitewillow Road, lives within ½ a mile of the proposed range. Mr. Phillips presented the Commission with a market impact study completed by John Green Realty regarding property values near gun ranges stating the negative impacts. Mr. Phillips has concerns with the trajectory of fired ammunition that could potentially leave the shooting range.

Jerry Lizalek, 25006 West Sue Drive Channahon, spoke in support of the proposed range. Mr. Lizalek is an NRA range safety officer and works with an existing range in Plainfield in Will County. Mr. Lizalek believes this range will provide a benefit to both the private and public sector.

Roy Wake, 6232 Whitewillow Road, spoke in objection to the proposed range and had concerns regarding the noise and the amount of traffic that will be generated from the proposed use.

Kathy Wake, 6232 Whitewillow Road, spoke in objection to the proposed range. Ms. Wake had concerns from existing shooting that is already taking place on the property as well as the added traffic from the proposed use. Ms. Wake stated that there are already gun ranges for people to use.
Tom Christ, 1570 River Street Morris, stated his wife and daughter own property north of the proposed range and spoke in objection to the proposed range. Mr. Christ stated that the noise from the range will have a negative impact and brought up safety concerns citing an accident at a shooting range in LaSalle County.

Jerry Lizalek, 25006 West Sue Drive Channahon, addressed the incident brought up by Mr. Christ and discussed baffling.

John Wolfinbarger, 12859 MacKenzie Road, spoke in objection and stated that the range has been in operation for two years and has concerns about the legality of the special use as well as noise.

Joe Phillips, 6718 Whitewillow Road, addressed the gun range that was brought up previously in Plainfield.

Scott Wallin, 15724 Ashley Road, spoke in objection and stated that the noise will have a negative impact in the entire area, not just the immediate area. The berming will not prevent sound from traveling to other properties.

Jason Rome, 7024 Chicago, spoke in support of the proposed range. Mr. Rome stated that the berming will reduce the noise significantly. Mr. Rome believes a decibel test should be done before and after the berming is constructed. Mr. Rome believes safety will not be an issue based on the proposal.

John Wolfinbarger, 12859 MacKenzie Road, does not believe the berming will reduce the sound. Mr. Wolfinbarger reiterated about the legality of the operation.

Mike Kinzler, 935 Matoma Court Joliet, spoke in support of the range and described his business of manufacturing high security gate locks. All gates on the property will have high security locks with limited access with back up plans for missing or lost keys.

Eric Peterson, 1223 Liberty Street Morris, spoke in objection to the proposed range. Mr. Peterson stated that the impact on the property values is a concern. Mr. Peterson also had concerns about the property being used previously for a range. A different property with direct access to a road would be a better location.

James Manning, 6718 Whitewillow Road, spoke in objection to the proposed range. Mr. Manning stated he is a professional airline pilot and discussed the Federal Flight Deck Officer program and how the program works with firearms.

Scott Wallin, 15724 Ashley Road, expressed concerns about vehicles or individuals accessing the site around the security gate.

Virgil Karales, 14859 Brisbin Road, spoke in objection to the proposed range and had concerns about the location and adding another gun range to the area.

Dick Pedicord, lead management professional, discussed best management practices for lead disposal from shooting ranges. Mr. Pedicord stated that lead is reclaimed and recycled at shooting ranges consistent with EPA requirements. Mr. Pedicord stated there is no minimum timeframe for how often removal must take place but that is removed as is justified. Mr. Pedicord stated that the micro particulate from ammunition cannot be reclaimed. In between reclamation times, there must be management including design features and operation activities. Mr. Pedicord discussed range design to maintenance of lead between reclaiming to minimize re-suspension of lead. Mr. Pedicord stated that lead is five times the density of soil and does not travel as far as disturbed soil but there is no standard for the distance it travels.

Greg Peterson, 16502 A Church Road, stated that even minimizing the amount of lead that leaves the site will still have an impact on health for those who are exposed to it.
Jerry Lizalek, 25006 West Sue Drive Channahon, asked about the vegetation on the berm.

Eric Peterson, 1223 Liberty Street Morris, questioned how the Plan Commission can approve a plan that has been modified and a proposal that does not have a lead mitigation plan.

The Commission discussed concerns about non-staff members of the range having a key and access to the range property. Mr. Delaney stated that a range officer must be present for a patron to use the site. The Commission believed only range officers should be permitted to have keys to access the site. Mr. Kramer addressed the allegations regarding prior activity on the site for over two years and stated that Mr. Delaney has only owned the property 1.5 years. There was discussion on the fencing of the property to prevent anyone from accessing the site without using a key through the gate.

Ms. Zubko recommended that conditions be added including:
- No trap shooting, skeet shooting, or sporting clays
- The access drive shall be improved with tar and chip within one year after the approval
- The access drive be treated with calcium chloride within sixty days after the approval
- The hours of operation for the whole week be included
- The noise regulations be included in the special use ordinance
- No firearms sales shall take place on the property
- Only range officers shall be permitted to have a key

Ms. Wilson believes a comparison should be drafted of the costs of improving the existing shared access drive and creating a new drive without using the neighboring property and has more concerns regarding the volume of traffic rather than just the dust.

Mr. Nelson made a motion, seconded by Ms. Zubko, to continue the petition to the August 24th Plan Commission. With a voice vote of a 6 ayes and one no, the motion carried.

The Commission went into recess at 8:10pm.

The Commission came out of recess at 8:30pm.

16-16 Chris and Megan Jensen
Request: Special Use to allow a landscape operation and excavating operation
Location: 7225 Caton Farm Road in Kendall Township
Mr. Sterrett outlined the request for a special use in the A-1 Agricultural District to operate a landscape and excavating business at 7225 Caton Farm Road in Kendall Township on the north side of Caton Farm Road, just west of Church Road. Mr. Sterrett pointed out that excavating businesses are not permitted in the A-1 Agricultural District either by right or by special use and therefore the special use approval may only include a landscape operation.

The operation will include landscape maintenance, installation of landscaping, and related activities. No yard waste will be stored on-site with the possible exception of balled trees and bushes that have been prepared for installation. No retail or wholesale material will occur on site. No outdoor storage will take place and all equipment will be kept within a proposed building. No landscape waste will be stored on-site.
The meeting was called to order at 6:03 pm by Chairman David Smith. Tamara Eaton and Brian Westphal, board members, were present. Jeff Heap was absent. A quorum was present.

The purpose of this meeting was to hear a petition by the Delaney Family for a Special Usage permit to operate an Outdoor Shooting Range on the property located at 16502 Church Road (PIN 08-25-300-000; 09).

In addition to the board members, 31 community members were in attendance at the meeting.

A presentation was given by Robert Delaney, who is represented by Atty Dan Kramer. The presentation included drawings and explanation of construction, materials, proposed procedures, and regulations of Kendall County and NRA.

Several community members asked questions and offered comment regarding:

- the veracity of facts related to armed pilots on commercial airliners
- adjacent easement driveway usage
- noise
- increased traffic, road use, possible adjustments to speed limits, ambiguous terms in the proposal
- previous usage of the property has included long guns, not just pistols
- concerns about persons with PTSD
- clarification of how many lanes will be covered, and how many would be available
- verification of the safety factor and community acceptance of other similar ranges
- proposed hours of operation
- possible lead danger to soil and water

Following the public comments, board members briefly discussed the terms laid out in the township plan.

Chairman Smith pointed out that one of the primary goals in the plan is to preserve the valuable resources within the township, primarily the soil. He noted that in soil testing the proposed land scored 225 out of a possible 300 points. On that basis, he recommended against the proposal. Citing similar objections, Westphal also recommended against. Eaton agreed with other board members and also stated she understood the objections of the community, therefore she also voted against the proposal.

Result: The Lisbon Township Zoning Board does NOT recommend approving the Special Usage request.

At 7:02 Westphal made a motion to adjourn. Eaton seconded the motion.

Respectfully submitted, Tamara Eaton
A Special Meeting of the Lisbon Township Board in Kendall County met to hear the proposed Dirt Road Gun Range. The meeting was held July 26, 2016 at the Plattville Fire Barn. Supervisor Horton called meeting to order at 8:30pm. Present were Supervisor James Horton, Trustees, Bill Ashton, Ken Jorstad, Wayne Schlappi, Scott Wallin, Road Commissioner Rich Mickelson, Clerk Darlene Ashton. Guests were Bob & Gary Delaney, Tom McDonald, Mr. & Mrs. Greg Peterson, Mr. & Mrs. Rich Kunke & Mr. & Mrs. Walter Schlutz.

Bob Delaney presented the proposed Dirt Road Gun Range and answered questions from the audience.

After hearing the details of the Gun Range, a motion to accept the Lisbon Township Planning Commission vote to deny the special use request of the Dirt Road Gun Range was presented by Scott Wallin, Seconded by Ken Jorstad.

A roll call vote was taken:

Wayne Schlappi, Yes
Scott Wallin, Yes
Ken Jorstad, Yes
Bill Ashton, Present
Jim Horton, Yes

Passed 4 votes yes 1 vote present.

A motion to adjourn the meeting was presented by Ken Jorstad, Seconded by Bill Ashton, Pass 5-0

The meeting adjourned at 9:10pm

Respectfully Submitted,

Darlene Ashton, Clerk
Sediment and Erosion Control: Development on this site should include an erosion and sediment control plan in accordance with local, state and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the Illinois Urban Manual (http://www.aiswcd.org/illinois-urban-manual/) for appropriate best management practices.

LAND USE OPINION:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Robert Delaney for the proposed A-1 Special Use Dirt Road Range. This parcel is located in the NEK SW¼ of Section 25 in Lisbon Township (T.35N. - R.7E. of the 3rd Principal Meridian) in Kendall County. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board has the following opinions and recommendations.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. The two soils identified onsite are classified as prime farmland. Additionally, a Land Evaluation Site Assessment (LESA) score was conducted for this parcel; the parcel scored 225 out of a possible 300 points indicating the soils and site are well suited for agricultural uses. Selecting the project site with the lower total points will generally protect the best farmland located in the most viable areas while maintaining and promoting the agricultural industry in Kendall County. Since the proposed project is for an A-1 Special Use Permit, the project is compatible with promoting the agricultural nature of the site.

Soils onsite can have potential limitations for development. This report indicates that for soils located on the parcel, 100% are very limited for small commercial building, shallow excavations and local roads/streets; 75.3% are very limited for conventional sewage disposal systems. This information is based on the soil in an undisturbed state and does not replace the need for site specific soil testing. Some soil reclamation, special design, or maintenance may be required to obtain suitable soil conditions to support these types of development with significant limitations. Additionally, if in the future, the scope of the project includes the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Illinois River Watershed and Walley Run Creek subwatershed. This development should include a soil erosion sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution. 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 the drainage tile survey completed on the parcel to locate the subsurface drainage tile be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Complied Statues, Ch. 70, Par 405/22.02a).

SWCD Chairman

7/15/16
KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Minutes of November 30, 2016

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

ROLL CALL
Members Present: Bill Ashton, Claire Wilson (arrived at 7:10), Tom Casey, Budd Wormley, Larry Nelson, Roger Bledsoe
Staff present: Mike Hoffman, Teska Associates, Inc.
Members Absent: John Shaw and Angela Zubko
In the Audience: Dan Kramer, Robert Delany, Joe Phillips, Greg Peterson, Sherman Tweet, John Wolfber, Tim Wallace

APPROVAL OF AGENDA
Mr. Wormley made a motion, seconded by Mr. Nelson. With a voice vote of all ayes, the motion carried.

APPROVAL OF MINUTES
Mr. Nelson made a motion, seconded by Mr. Bledsoe, to approve the September 28, 2016 minutes. With a voice vote of all ayes, the motion carried.

PETITIONS
16-14 Robert Delany
Mr. Hoffman briefly reviewed the case, summarizing the staff memorandum. Mr. Kramer then provided an update to the Commission. He noted that the hearing was closed previously, so they did not bring their witnesses. He reviewed the updated site plan. He noted that, due to a need to cross the ComEd Right-of-Way, an alternative entrance drive was not feasible. Mr. Kramer noted that, if acceptable to Mr. Peterson (owner of the exiting drive), Mr. Delany would improve the existing drive to have a hard surface.

Regarding the required Lead Management Plan, Mr. Kramer noted testimony by their expert at the initial hearing, and suggested they would have such a plan completed prior to County Board approval. Mr. Kramer also noted that, if acceptable to the adjacent residential property (Mr. Peterson), Mr. Delany would offer an economic protection agreement. Under such an agreement, an initial appraisal would be obtained. Mr. Delany would then agree that if Mr. Peterson wanted to sell his home and could not obtain the appraised value, Mr. Delany would purchase the property for that appraised value. The agreement would be for a fixed period, and would be backed-up by a bond.

Mr. Nelson asked about the berm. Mr. Kramer noted the berm would be 20' tall on three sides, and would be planted with low maintenance grasses. The proposed slope is 3:1.

Mr. Peterson noted he was opposed to the project, and had no desire to have a hard surface road.

Sherman Tweet noted his property is on Brisbin Road, and if a new road was built it would be near his property. He asked if the proposed economic impact agreement would apply to other residential properties in the area.
including his. Mr. Kramer suggested they would look at it, but they generally felt the only potentially impacted home was the adjacent Peterson residence.

Joe Phillips noted that he had previously submitted a report from John Green Reality that showed that an outdoor gun range would have a negative impact on their property values. He noted that the State has a regulation of 1,000 yards (noise regulations cannot be applied to homes over 1,000 yards from a range), and that there were six homes within that 1,000-yard distance. In his opinion, that economic protection agreement should be applied to all homes within 1000 yards, and it should include an escalator to address appreciation over time.

John Wolfiber, a Platteville resident, asked who would respond in an emergency. He also asked if they considered changing the direction of shooting to face northeast per NRA recommendations. Tim Wallace, Fire Protection District Chief, noted they would respond and he reinforced his request for the installation of a Knox Box and the ability to perform annual inspections. He noted that ambulance service would come from Minooka, and would take about seven minutes. General fire/emergency response would be within five minutes. However, there could be delays if guns are involved and they need to have the Sheriff’s Department secure the area first.

Tom Casey asked about signs, and if they would be placed on the perimeter fence.

Mr. Nelson moved to approve, seconded by Mr. Wormley, with the conditions noted in the staff report including the 20’ berm, the addition of noise restrictions consistent with other County noise regulations, meeting fire district requests, and inclusion of the economic protection agreement for Mr. Peterson. With a roll call vote:

Yes – Nelson, Wormley No – Bledsoe, Casey, Wilson Present – Ashton. It was noted that the present vote would go with the majority, so the motion failed.

OLD BUSINESS – None.

NEW BUSINESS – None.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
Mr. Hoffman summarized the following:

16-21 High Grove – This rezoning to R-2 and preliminary/final plat was approved by the County Board 10.18.16

16-25 The Bluffs, Inc. d/b/a Cider Creek. – This request for a special use in the A-1 Agricultural District for a banquet hall, nano-brewery, micro-distillery, a year-round seasonal festival, and production and sale of sweet cider was approved by the County Board on 10.18.16.

CITIZENS TO BE HEARD/ PUBLIC COMMENT - None

ADJOURNMENT
Mr. Casey made a motion, seconded by Ms. Wilson, to adjourn. With a voice vote of all ayes, the motion carried. The Regional Plan Commission meeting adjourned at 7:50 pm.

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

KCRPC Meeting Minutes 11.30.16
WARRANTY DEED
Joint Tenancy (Illinois)

THE GRANTOR EUGENE G. PETERSON, a married person

of the Township of Lisbon

in the County of Kendall,

and State of Illinois,

for and in consideration of $10.00 Dollars in hand paid, CONVEYS AND WARRANTS to:

GREGORY P. PETERSON and BECKY L. HOOTMAN

whose address is: 16502 Church Rd.

Minooka, IL 60447

not as tenants in common, but in JOINT TENANCY, the following described Real Estate situated in the

County of Kendall, in the State of Illinois to wit:

See attached Legal Description

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the
State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint

tenancy forever.

Permanent Real Estate Index Number: 08-25-300-002

Address of Real Estate: Church Rd., Minooka, IL 60447

Dated this 29th day of April, 1999.

EUGENE G. PETERSON
Warranty Deed

STATE OF ILLINOIS  
COUNTY OF Kendall  

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT EUGENE G. PETERSON personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 29th Day of April, 1999.

Notary Public

SEND SUBSEQUENT TAX BILLS TO:

THIS DOCUMENT PREPARED BY:

Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560
630-553-9500

AFTER RECORDING RETURN TO:
LEGAL DESCRIPTION

Parcel 1: Part of the Northeast Quarter of the Southwest Quarter of Section 25, Township 35 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 25; thence North 89 Degrees 59 Minutes 55 Seconds East along the North line of said Southwest Quarter, 1333.03 feet to the point of beginning; thence North 89 Degrees 59 Minutes 55 Seconds East along said North line, 295.18 feet; thence South 0 Degrees 43 Minutes 25 Seconds West, 295.18 feet; thence South 89 Degrees 59 Minutes 55 Seconds West, 295.18 feet to the West line of the Northeast Quarter of the Southwest Quarter; thence North 0 Degrees 43 Minutes 25 Seconds East along said West line, 295.18 feet to the point of beginning, in Kendall County, Illinois, containing 2.000 acres, more or less.

Parcel 2: Part of the Northwest Quarter of Section 25, Township 35 North, Range 7 East of the Third Principal Meridian described as follows: Beginning at the Southwest corner of the Northwest Quarter of said Section 25; thence North 89 Degrees 59 Minutes 55 Seconds East along the South line of said Northwest Quarter, 1628.21 feet; thence North 0 Degrees 43 Minutes 25 Seconds East, 33.00 feet; thence South 89 Degrees 59 Minutes 55 Seconds West, 1628.24 feet to the West line of the Northwest Quarter of said Section 25; thence South 0 Degrees 41 Minutes 00 Seconds West, 33.00 feet to the point of beginning, in Kendall County, Illinois, containing 1.234 acres, more or less.

The conveyance of the subject Parcel 2 in this Deed is subject to Grantors reserving to themselves and their successors, heirs, and assigns an Easement for ingress to and egress from the real property retained by them in the Northeast Quarter of Section 25 of Lisbon Township in Kendall County, Illinois.
STATE OF ILLINOIS  
COUNTY OF KENDALL  

DANIEL J. KRAMER,  

being duly sworn on oath, states that 
resides at  
1107A S. Bridge Street, Yorkville, IL 60560  

That the attached deed represents:

1. A distinct separate parcel on record prior to July 17, 1959.

2. A distinct separate parcel qualifying for a Kendall County building permit prior to August 10, 1971.

3. The division or subdivision of the land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.

4. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.

5. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.

6. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.

7. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

8. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

9. The conveyance is made to correct descriptions in prior conveyances.

10. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.

11. The sale is of a single lot of less than five acres from a larger tract, evidenced by a survey made by a registered surveyor which single lot is the first sale from said larger tract as determined by the dimensions and configurations thereof on October 1, 1973, and which sale does not violate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that  

makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

DANIEL J. KRAMER, Attorney at Law

SUBSCRIBED AND SWORN to before me

this 28th day of April, 1999.

Notary Public

OFFICIAL SEAL

PAT CALLMER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/25/2003
ADDENDUM TO

RESTATEMENT BY AGREEMENT OF

PERPETUAL EASEMENT FOR INGRESS AND EGRESS

This Addendum is attached to and made a part of a certain Restatement by Agreement of Perpetual Easement for Ingress and Egress entered into by and between BARBARA J. FONCK, Independent Executor of the Estate of Eugene G. Peterson (Peterson Estate) and GREGORY P. PETERSON and BECKY PETERSON (Gregory and Becky) on the 31st day of October, 2014 and recorded with the Kendall County Recorder on November 6, 2014, as Document Number 201400015637. A copy of Document #201400015637 is attached as Exhibit 1.

It is further agreed that:

1. The location of the easement described in Exhibit C of Document #201400015637 is deleted in its entirety and is replaced as set forth below:

That part of the Northwest 1/4 of Section 25, Township 35 North, Range 7 East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of the Northwest 1/4 of said Section 25, thence North 89 degrees 59 minutes 55 seconds East along the South line of said Northwest 1/4, 1760.95 feet; thence North 0 degrees 43 minutes 25 seconds East, 33.00 feet; thence South 89 degrees 59 minutes 55 seconds West 1760.98 feet to the West line of the Northwest 1/4 of said Section 25, thence South 0 degrees 41 minutes 00 seconds West, 33.00 feet to the point of beginning, in Kendall County, Illinois.
2 The cost of maintaining the easement from Church Road and continuing east for approximately 1,750.98 feet shall be paid by Gregory and Becky, and their heirs, successors and assigns.

3. The cost of maintaining the balance of the easement, approximately 905.43 feet, shall be paid by the Peterson Estate, and its successors and assigns.

4. This Addendum shall be recorded with the Kendall County Recorder.

GREGORY F. PETERSON

BECKY L. PETERSON

EUGENE G. PETERSON ESTATE

BY: BARBARA FONK,
INDEPENDENT EXECUTOR

STATE OF ILLINOIS )
COUNTY OF GRUNDY )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the above named individuals personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal, this 26th day of November, 2014.

PREPARED BY:
ATTORNEY DONALD F. BLACK
BLACK & BLACK
P.O. BOX 148
MORRIS, IL 60450

RETURN RECORDED DOCUMENT TO:
ATTORNEY DONALD F. BLACK
BLACK & BLACK
P.O. BOX 148
MORRIS, IL 60450

OFFICIAL SEAL
DENISE M VISCO
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/17/16
RESTATEMENT BY AGREEMENT

OF

PERPETUAL EASEMENT FOR INGRESS AND EGRESS

This Restatement by Agreement is entered into on this 31st day of October, 2014 by and between Barbara J. Fonck, Independent Executor of the Estate of Eugene G. Peterson (Peterson Estate) and Gregory P. Peterson and Becky L. Peterson, formerly known as Becky L. Hootman (Gregory and Becky).

WHEREAS, on April 29, 1999, Eugene G. Peterson, a married person, executed a warranty deed to Gregory P. Peterson and Becky L. Hootman, now known as Becky L Peterson, as joint tenants with rights of survivorship, to certain real estate in Lisbon Township, Kendall County, Illinois. The warranty deed was recorded with the Kendall County Recorder’s Office on April 30, 1999 as Document No. 9906683. A copy of the recorded deed is attached as Exhibit "A", and

WHEREAS, in the conveyance of subject Parcel 2 in the deed, the Grantor reserved for himself, his successors, heirs, and assigns, an easement for ingress to and egress from real estate retained by the Grantor in the Northeast Quarter of Section 25 of Lisbon Township, Kendall County, Illinois, and

WHEREAS, Eugene G Peterson died on October 23, 2013, and

WHEREAS, an Order was entered in the Grundy County Circuit Court on November 18, 2013 appointing Barbara J. Fonck as Independent Executor of the Estate of Eugene G. Peterson, and
WHEREAS, the Eugene G Peterson Estate is pending in the Grundy County Circuit Court as Case #2013 P 96, and

WHEREAS, the Peterson Estate, Gregory, and Becky desire to restate by agreement the easement reserved by the Grantor in the April 29, 1999 deed that was recorded on April 30, 1999 as Document #9906683.

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Gregory and Becky convey and grant to the Peterson Estate a non-exclusive easement for ingress and egress for the benefit of Parcels 1 and 2 as described on the attached Exhibit "B" over the real estate described in the attached Exhibit C.

2. This easement is perpetual and shall run with the land. The easement is binding upon the heirs, successors and assigns of Gregory, Becky, and the Peterson Estate.

3. This easement shall be recorded with the Kendall County Recorder's Office.

DATED this 31st day of October, 2014.

GREGORY G. PETERSON

BECKY L. PETERSON, F/K/A BECKY L. HOOTMAN

EUGENE G. PETERSON ESTATE,
BY: BARBARA FONCK,
INDEPENDENT EXECUTOR
STATE OF ILLINOIS  )
 ) SS
COUNTY OF GRUNDY  )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the above named individuals personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal, this 3rd day of October, 2014.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: Attorney Donald F. Black, PO Box 148, Morris, IL 60450

RETURN RECORDED INSTRUMENT TO: Attorney Donald F. Black, PO Box 148, Morris, IL 60450
WARRANTY DEED

THE GRANTOR, EUGENE G. PETERSON, a married man,

of the Township of Lisbon,

in the County of Kendall,

and State of Illinois,

for and in consideration of $10.00 Dollars in hand paid, CONVEYS and WARRANTS to:

GREGORY P. PETERSON and BECKY L. Hootman

whose address is: 16502 Church Rd.

Minooka, IL 60447

not as tenants in common, but in JOINT TENANCY, the following described Real Estate situated in the County of Kendall, in the State of Illinois to wit:

See attached Legal Description

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number: 08-25-300-002

Address of Real Estate: Church Rd., Minooka, IL 60447

Dated this 29th day of April, 1999.

EUGENE G. PETERSON
PARCEL 1
The Northeast Quarter of the Southwest Quarter of Section 25, Township 35 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, and also a strip of land 2 rods wide off the south side of the South Half of the Northwest Quarter of Section 25, Township 35 North, Range 7 East of the Third Principal Meridian,

And

Excepting therefrom: Beginning at the Northwest corner of the Southwest Quarter of said Section 25; thence North 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter, 1333.03 feet to the Northwest corner of the Northeast Quarter of said Southwest Quarter; thence South 0 degrees 43 minutes 25 seconds West along the West line of said Northeast Quarter, 703.38 feet; thence North 89 degrees 59 minutes 55 seconds East 295.18 feet; thence North 0 degrees 43 minutes 25 seconds East, 736.38 feet to the North line of the South 2 rods of the South Half of said Northwest Quarter; thence South 89 degrees 59 minutes 55 seconds West along said North line, 1628.24 feet to the West line of said Northwest Quarter; thence South 0 degrees 41 minutes 00 seconds West 33.00 feet to the Point of Beginning.

Further excepting therefrom:

That part of the Northeast Quarter of the Southwest Quarter of Section 25 and part of the Northwest Quarter of Section 26, all in Township 35 North, Range 7 East of the Third Principal Meridian, described as follows

Commencing at the Northwest corner of the Southwest Quarter of said Section 25, thence North 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter, 1333.03 feet to the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 25, thence South 0 degrees 43 minutes 25 seconds West along the West line of the Northeast Quarter of the Southwest Quarter of said Section 25, for a distance of 295.18 feet, thence North 89 degrees 59 minutes 55 seconds east, 265.18 feet to the Point of Beginning, thence North 00 degrees 43 minutes 25 seconds East, 326.18 feet to the North line of the South 2 rods of the South Half of the Northwest Quarter of said Section 25, thence North 89 degrees 59 minutes 55 seconds East along the North line of the South 2 rods of the South Half of the Northwest Quarter of said Section 25, 132.74 feet, thence South 00 degrees 43 minutes 25 seconds West, 328.18 feet, thence South 89 degrees 59 minutes 55 seconds West, 132.74 feet to the Point of Beginning;

all in Kendall County, Illinois

PARCEL 2
That part of the Northeast Quarter of the Southwest Quarter of Section 25, Township 35 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 25, thence North 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter, 1333.03 feet to the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 25, thence South 00 degrees 43 minutes 25 seconds West along the West line of the Northeast Quarter of the Southwest Quarter of said Section 25, for a distance of 295.18 feet to the Point of Beginning, thence North 89 degrees 59 minutes 55 seconds East, 295.18 feet, thence South 00 degrees 43 minutes 25 seconds West, 408.20 feet; thence South 89 degrees 59 minutes 55 seconds West 295.18 feet to the West line of the Northeast Quarter of the Southwest Quarter of said Section 25, thence North 00 degrees 43 minutes 25 seconds East along the West line of the Northeast Quarter of the Southwest Quarter of said Section 25, for a distance of 408.20 feet to the Point of Beginning, in Kendall County, Illinois.
That part of the Northwest 1/4 of Section 25, Township 35 North, Range 7 East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of the Northwest 1/4 of said Section 25, thence North 89 degrees 59 minutes 55 seconds East along the South line of said Northwest 1/4, 1628.21 feet, thence North 0 degrees 43 minutes 26 seconds East, 33 00 feet, thence South 89 degrees 59 minutes 55 seconds West, 1628.24 feet to the West line of the Northwest 1/4 of said Section 25; thence South 0 degrees 41 minutes 00 seconds West, 33 00 feet to the point of beginning, in Kendall County, Illinois
To:   Special Use Hearing Officer Werderich
From: Matthew H. Asselmeier, AICP, Senior Planner
Date:  March 28, 2017
Re:     Intern Special Use Identification and Tracking Project Memo

In an effort to better regulate special uses, PBZ Intern Michael Goers started researching the number, location, and restrictions on each special use permit. Special use permits were not issued under the original 1940 Zoning Ordinance; they were established as part of the 1959 (adopted in 1960) Zoning Update. There are approximately 280 special use permit related ordinances on file in the County.

Once all of the special use permits have been identified, Staff will examine which special use permits are still active and which ones have expired. If any special use permit has expired or if the property owner no longer desires the special use permit, Staff will take the necessary steps to correct the zoning map and parcel information. Staff will also create a method to track compliance with the restrictions placed on individual Special Use Permits.

After completion of this project, Staff will conduct similar research on variances and RPDs.

MHA