CALL TO ORDER

ROLL CALL: Amy Cesich, Lynn Cullick, Scott Gryder (Chair), Judy Gilmour (Vice-Chair) and Jeff Wehrli

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the February 11, 2013 meeting.

CITIZENS TO BE HEARD

PETITIONS
1. 13-05 Three Angels Brewing LLC & Angels Share Distilling LLC
   Request Major Amendment to a special use
   Location 10842 Ashley Road
   Purpose Request a major amendment to their special use to allow micro-batch/craft distilling

OLD BUSINESS

NEW BUSINESS
Approval of Draft Resolution for the Route 47 Corridor

PUBLIC COMMENT

UPDATE ON HISTORIC PRESERVATION

CORRESPONDENCE

EXECUTIVE SESSION

ADJOURNMENT- Next meeting on April 8, 2013
KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of February 11, 2013

CALL TO ORDER
The meeting was called to order by Chairman Scott Gryder at 6:30 p.m.

ROLL CALL
Present: Chairman Scott Gryder, Vice-Chair Judy Gilmour, Amy Cesich, Lynn Cullick and Jeff Wehrli
Absent: None
Also present: Senior Planner Angela Zubko, Jeff Wilkins (Interim PBZ Director & Administrator) and Code Compliance Officer Brian Holdiman, Commander Robert Wollwert, Mary Ludemann- Fire Inspector for the Plainfield Fire Protection District, Lt. Alec J Keenum- Fire Marshal for the Oswego Fire Protection District, Chief Rick Neitzer- Oswego Fire Protection District, Chief Greg Witek- Little Rock Fox Fire Protection District, Gregg Williams-Fire Marshall for the Little Rock Fox Fire Protection District, Chief Michael Hitzemann- Bristol Kendall Fire Protection District, Mike Torrence- Fire Marshal for the Bristol Kendall Fire Protection District, Joe Casella- Fire Marshal for the Minooka Fire Protection District, Attorney Kelly Helland, Christina & David Demiduk (owners of Emerson Creek), Patty Lariviere- Village of Oswego, Kristin Jungles- realtor, Shawn Flaherty- attorney that represents some of the fire departments, County Board Chair John Shaw, County Board member Matt Prochaska and Kristine Heiman- realtors

APPROVAL OF AGENDA
Lynn Cullick made a motion to approve the agenda as written, Jeff Wehrli seconded the motion. All agreed and the motion was approved.

APPROVAL OF MINUTES
Lynn Cullick made a motion to approve the minutes from January 7, 2013. Amy Cesich seconded the motion. All agreed and the minutes were approved.

EXPENDITURE REPORT
Amy Cesich made a motion to approve the bills. Lynn Cullick seconded the motion. With a roll call vote, all agreed and the bills will be forwarded to the Budget and Finance Committee.

CITIZENS TO BE HEARD
There were no citizens to be heard at this time

OLD BUSINESS
Discussion on Resolution in Support of a change in legislation to grant counties the same ability as municipalities to adopt their own fire prevention codes- Mr. Gryder stated this is a topic we have been talking about for a little while and we’re looking for a little feedback with regards to sprinkler systems. Mr. Wehrli thanked everyone for coming and would like to get some information about what codes they’re using and seeing if maybe we can come up with a countywide code. Mr. Wilkins stated there was a handout showing all the fire protection districts and a handout showing what codes each district is. Shawn Flaherty,
attorney of some of the fire protection districts gave some background with regards to codes. He also stated there is a court case in Kane County with regards having a uniform code. Mr. Wehrli asked if the County adopted their own codes who would enforce them and Mr. Flaherty stated unless there is an intergovernmental agreement the County would. Chief Rick Neitzer came up and discussed that their codes have been in existence for 7 years. He also discussed about sprinkler systems and if they're in the village they have to pay tap on fees and extend the pipes and also put on a back-flow device, if they are in unincorporated areas they need to put in a tank with fees about the same as if they were incorporated. Chief Neitzer stated the Oswego Fire Protection District goes into Kane County as well and crosses a couple municipalities. The sprinklers also have to do with life safety. Ms. Cesich asked the Chief’s thought if the sprinkler system is hurting economic development. Chief Neitzer stated Kendall County was one of the fastest growing counties which did not stop economic growth. Lieutenant Keenum discussed the difference between sprinklers and water use and hoses and water use. Ms. Cesich asked if they think Kendall County should go along with this resolution and Chief Neitzer stated no they do not want the County to adopt this resolution being discussed. Mr. Wehrli asked when they adopt a fire code can they opt out of certain codes or adopt all the codes. Chief Neitzer stated they can exempt out things or add things to the code.

Mike Torrence from the Bristol-Kendall Fire Protection District wanted to mirror everything the chief from Oswego stated but said they have adopted the residential code from 2 homes and up. He also mirrored what Lieutenant Keenum stated about water coming out of a sprinkler vs. a hose. He also touched on the state adopted the 2009 life safety code which is a minimum and the state is looking to adopt the 2012 life safety code. There was some discussion on tents and Mr. Keenum stated it depends on the type of tent and the amount of time but all those items are addressed in the codes today.

David Demiduk stated he and his wife Chris wanted to express a little different view. He stated a new well is $30,000 and a water main tap does not cost $30,000. Also they were told if they added to their building the whole building needs to be retrofitted. They were also told any new buildings would have to be sprinkled as well. Mr. Holdiman stated it depends on the definition of retrofit. Chief Neitzer stated not only include tap on fees but include Fox Metro tap on fees. He also talked about change of occupancy with regards to pertaining to different codes.

Fire Chief Greg Witek from Little Rock Fox talked about how most of these districts were all volunteers until the growth came. Little Rock Fox has full time medics but everyone else are volunteers. The missions are life safety and property loss and time increases safety and decrease property damage. Most of these districts have a lot of square miles to get to these properties. Little Rock Fox has 59 square miles. Chief Witek also discussed the lack of coordination. They have been working in their department to work with everyone so there are no conflicts like with the City of Plano. They have been pushing towards more consistency. He stated if we’re looking to add another layer to these codes that is making it more difficult and inconsistent. Insurers reward property owners that have sprinklers.

Chris Demiduk from the Emerson Creek Pottery stated she’s owned the pottery barn for 12 years and have never seen the fire department in the last 2 years. They are a seasonal operation so do not head the buildings in the winter therefore need a different system.

Chief Michael Hitzemann- Bristol Kendall Fire Protection District stated they had a year long discussion on what code to adopt and ended up adopting the same code as the City of Yorkville. Mr. Hitzemann stated he felt the resolution should have been the last effort and not the beginning of this discussion. He also mentioned they only have enforced he sprinkler system in 2 places so far, Whitetail and Helmar church. Mr.

PBZ Meeting Minutes
Hitzemann also stated having one cohesive code would be very difficult as they all have different views and different capability.

PETITIONS

#13-01 Outdoor Commercial Sporting Activity & #13-02 Rezoning and Special Use for a Kendall County Government Agency and other law enforcement Shooting Range

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 petition first started off with using the same definition of an outdoor commercial sporting activity from the A-1 Agricultural district with conditions and now has morphed into a 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. The reasoning is the Plan Commission felt guns and ranges should be discussed more thoroughly at ad-hoc but this will keep the petition going for the Sheriff's office. With those changes staff suggests putting the following language in the M-2 and M-3 district as a special use:

Kendall County Government Agency and other law enforcement shooting range with conditions to be set and approved by the County Board.

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 suggested rezoning 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. The reason we are reasoning the whole pin number is because the petition is not sure exactly where the berms will be built and also this cleans up that whole parcel which will eventually be mined. There's a lot of good information in the ZPAC meeting minutes from Commander Wollwert 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 dealt 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 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 backstop on the south 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. Commander 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 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.

Mr. Gryder had a question about the berm and asked about fencing around the berms. Commander Wollwert stated the berms will be quite significant and there will be a lot of signs about the perimeter of the ranges. Also there are range officers that will be watching out for safety hazards while shooting. There was discussion on a possible building for this site. Commander Wollwert stated they are looking to have access to the K-5 building for restroom use. Ms. Gilmour also was concerned about not having a fence on the property. Ms. Gilmour asked about plantings on the berm and Commander Wollwert stated the Sheriff’s office will be planting on the berms to keep them in place. Ms. Gilmour asked about the liability to the County for this range. Commander Wollwert stated the SAO has been working on liability agreements for this site and have liability agreements with the current site. Ms. Gilmour asked about the residents around the property. Mr. Wollwert stated they were required to notify 3 residents around the facility and they notified 19 residents which all their concerns were addressed or some conditions were added. Mr. Wehrli asked if the old range will still be in use. Commander Wollwert stated yes the other agencies will be using the site. Sometimes it is hard to get out there to even test a gun because it is in use by another agency. Ms. Cesich asked about indoor facilities and the Commander stated with indoor ranges they are typically shorter distances and are not suitable for rifle training. There was some discussion on costs.

With no further suggestions or changes Jeff Wehrli made a motion to approve petition 13-01, seconded by Judy Gilmour approve and forward the petition onto the next Committee of the Whole meeting. All were in favor.

With no further suggestions or changes Jeff Wehrli made a motion to approve petition 13-02, seconded by Lynn Cullick to approve and forward the petition onto the next County Board meeting. 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. The reason this has come up is because people are looking to buy 2 lots in a subdivision and combine the lots into 1 to build a house in the middle and there typically are easements down the middle of the lots and building setback lines. As you can see we made an exemption for County and Township roadways as they have a different process to go through from the State.
Mr. Gryder asked on letter E if we do not want to reference specific committees if the committees do not exist in the future. Planner Zubko stated specific committees are referenced in many sections for other items so it would not be worth changing just this one.

With no further suggestions or changes Amy Cesich made a motion to approve petition 13-03, seconded by Lynn Culluck to approve and forward the petition onto the next Committee of the Whole meeting. All were in favor.

#13-06 Plat of Vacation
Planner Zubko stated that the Planning, Building and Zoning Office has been receiving calls to ask if owners can purchase 2 lots in a subdivision and build a house in the middle of the two lots. This is possible as long as the lots are looked at to make sure it will not alter drainage, disturb an already existing utility or violate the planned unit development agreement.

The first two lots to look at consolidating are lots 11 and 12 of Shadow Creek. This was already discussed at the ZPAC Committee meeting and the text amendment for the process is Petition #13-05 which was just discussed. The petitioner is looking to vacate the east side drainage and utility easement and building setback line and vacate the west side drainage and utility easement and building setback of lot 12. The plat shows the petitioner will leave a small section of the utility easement in the front building setback line as there is already an existing utility box and will remain all easements around the consolidate property. After the granting of the plat of vacation the ultimate goal is to combine the two lots to make one large lot and build a house in the middle of the lots. Staff recommends approval of the plat of vacation. The Attorney was here on behalf of the petitioners.

With no further suggestions or changes Jeff Wehrli made a motion to approve petition 13-06, seconded by Judy Gilmour to approve and forward the petition onto the next County Board meeting. All were in favor.

#13-04 Micro-batch/Craft Distillery
Planner Zubko stated this petition relates to a Petition for Three Angels Brewing LLC. The petition will only be heard from the special use hearing officer at a later date. 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 of the Zoning Ordinance 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 7 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
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

The proposed definition is: MICRO DISTILLERY or CRAFT DISTILLERY: A facility that produces alcoholic beverages in quantities not to exceed 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.

Mr. Wehrli wanted to make sure by adding this it does not change the micro-brewery definition and planner Zubko stated it would not affect anything the petitioners will have 2 special uses on the property. There was also discussion about special events and how it would not be held at the property and it could be looked at a case by case basis and put onto the approving ordinance as a condition.

There was some discussion on the state rules. Mr. Wilkins stated the liquor control commission will have to create a license for this type of facility and hold a public hearing.

With no further suggestions or changes Judy Gilmour made a motion to approve petition 13-04, seconded by Jeff Wehrli to approve and forward the petition onto the next Committee of the Whole meeting. All were in favor.

#12-03 Land Cash Ordinance
Planner Zubko stated this was discussed last month and she has brought back the specific pages in the packet with the requested changes so we’ll go page by page. On page 3 Planner Zubko read the draft language about waiving the school fees for age-restricted adult or senior citizen housing. Everyone was good with the language. Page 4: Planner Zubko crossed out the information since the PBZ decided last time to keep the population ratio for the forest preserve district at 10 acres per 1,000 population. On the bottom of page 4 planner Zubko added ‘or forest preserve district’ that was left out prior. Starting on page 11 it talks about fair market value. After some discussion the group liked ad-hoc’s suggestion the best to have the township assessor come up with a fair market value number every year and add the cost of construction to come up with the fair market value. Mr. Wilkins asked would that be based on average assessed values of residential and commercial or just residential or based on sales. The Committee decided based on the average of residential assessments. How many years is still up in the air but it sounded like 3 years was the best idea at this time. The Committee also decided at this time they would like to have the superintendents and assessors invited to the April PBZ meeting for discussion on the proposed changes with the proposed fair market value for a talking point. All agreed so Planner Zubko will invite all the superintendents and assessors to the next meeting for discussion.

OLD BUSINESS
City of Yorkville Building Inspection Agreement- Mr. Holdiman stated the States Attorney’s office drafted an agreement which we have sent to the City of Yorkville. Their administrator has looked at it, their attorney has looked at it and their insurance company has looked at it and all approve of the agreement. Our attorney agrees with it since they wrote it but we’re checking with our insurance company to make sure they agree with it. The next step is after everyone approves it we will send it to the City of Yorkville’s counsel first for approval and then come to the full County Board for approval.

NEW BUSINESS
Refund to Bob Schneider of Stor-Mor in the amount of $75 (Scope of permit inspections changed)- Planner Zubko stated in the packet Mr. Holdiman provided a memo regarding a refund to Bob Schneider. After the plans were submitted the scope of the project changed therefore changing the amount of inspections needed. Mr. Holdiman supports the refund. All refunds and waivers must be approved by the Planning, Building and Zoning Committee according to the Kendall County Building Code. Amy Cesich made a motion to approve the
refund in the amount of $75. Jeff Wehrli seconded the motion. A roll call vote was made and all were in favor of the refund.

**CMAP 2040 Plan**- In the packet are the proposed changes to the CMAP 2040 plan, the only changes are in red on the 2nd page. There was much discussion on the memo regarding the earmark funds to improve IL 47 from Caton Farm Road to I-80. Planner Zubko thinks that was the information they had at that time. After much discussion of where this came from and why the Board was not informed the Committee decided they should write a letter commenting on where the funds might go to and concern over such a short public comment period.

**Request and approval of obtaining a credit card for PBZ**- Planner Zubko stated this was discussed at the Administration/HR Committee and approved for a shared credit card with the Administration office in the amount of $3,000.

**American Planning Association National Planning Conference in Chicago- April 13th-17th**- Planner Zubko stated that the National Conference is going on in April. The cost just for the 5 day conference is $695 if I register before the 14th otherwise it goes up to $745. Planner Zubko was wondering if it would be okay to also get a hotel room for those 4 nights due to the timing of the sessions. There is a reduced rate of $220 if you stay at the hotel on site but Planner Zubko plans to look for a cheaper hotel nearby for around $180 a night without taxes. There is enough money in the budget but wanted to make sure the Committee is fine with those costs. Typically I would attend the state conference which is cheaper but this is the first time the national conference is being held in Chicago. Planner Zubko also had the session book to reference if anyone wanted to see what is offered. Judy Gilmour made a motion to approve Planner Zubko going to the conference and getting a hotel room at the Hyatt which is the hotel on site.

**PUBLIC COMMENT** – None

**UPDATE ON HISTORIC PRESERVATION** - Planner Zubko stated the presentation will be at the COW meeting on Thursday, February 14th.

**PROJECT STATUS REPORT** – Reviewed

**PERMIT REPORT** - Reviewed

**REVENUE REPORT** - Reviewed

**CORRESPONDENCE** – None

**EXECUTIVE SESSION** - None

There was discussion on when the next meeting will be as Planner Zubko will be absent on March 11th, the next scheduled PBZ meeting after that would be April 8th but we could hold a special meeting at the end of the month of everyone would like to.

**ADJOURNMENT**- Next meeting will be on April 8, 2013

Lynn Cullick made a motion to adjourn the meeting. Amy Cesich seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 9:03 p.m.

Respectfully Submitted,
Angela L. Zubko
Senior Planner

PBZ Meeting Minutes
13-05
Three Angels Brewing, LLC
Major Amendment to an A-1 Special Use

SITE INFORMATION
PETITIONERS  Boyd Ingemunson & Jason Leslie d/b/a Three Angels Brewing, LLC &
               Angels Share Distilling LLC; Patrick Harbour (Owner)
ADDRESS       10842 Ashley Road
LOCATION      Northeast corner of Caton Farm Road & Ashley Road
TOWNSHIP      Kendall
PARCEL #       05-26-300-002
SIZE           40 Acres (Entire Parcel); <1 acre (Portion for proposed Special Use)
EXISTING LAND USE  Single Family Home; Agriculture; Nano Brewery
ZONING        A-1 Special Use for Ag Labor Housing (Ord. #2004-32) & A-1 Special Use to
               operate a Nano Brewery (Ord. #2011-30)

LRMP

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<tr>
<th>Land Use</th>
<th>Rural Estate Residential (Max. Density 0.45 du/acre)</th>
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<tr>
<td>Roads</td>
<td>Ashley Road &amp; Caton Farm Road are considered Major</td>
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<tr>
<td></td>
<td>Collector Roadways</td>
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<tr>
<td>Trails</td>
<td>None</td>
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REQUESTED ACTION
Approval of a major amendment to the existing Special Use Permit to operate a micro distillery/craft distillery, have a tasting room and allow retail sales.
APPLICABLE §7.01.C (A-1 Agricultural Special Uses)  
REGULATIONS §13.07 (Special Uses)  
Petition 13-04 (Proposed text amendment to Zoning Ordinance to permit a micro distillery as Special Uses in the A-1 District)

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>
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<td>A-1</td>
<td>Countryside Res.</td>
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<td>Rural Estate Res.</td>
<td>A-1</td>
</tr>
</tbody>
</table>

PHYSICAL DATA
ENDANGERED SPECIES REPORT
No new Endangered Species Report is needed, one done in 2011

NATURAL RESOURCES INVENTORY
An NRI Report is not needed. No new development will occur on the property

ACTION SUMMARY
TOWNSHIP (Kendall)
The petitioners have gone to talk to the township and their main concerns were to have no large special events and wondered the hours of operation.

REQUESTED ACTION

GENERAL
Approval of a major amendment to the existing Special Use Permit to operate a micro distillery/ craft distillery, have a tasting room and allow retail sales.

LANDSCAPING
The property contains a significant amount of trees and vegetation to act as a landscaped buffer to surrounding areas.

PARKING
An adequate amount of graveled area exists to be able to provide parking for employees of the operation and visiting patrons.

SIGNAGE
Signage already exists at the property

R.O.W. Ashley Road and Caton Farm Roads are both considered Major Collector roadways. A typical R.O.W. for a major collector road is 60' from the centerline of the roadway. Ashley Road does not currently have any dedicated R.O.W.

ACCESS
The property has access from Ashley Road by a mechanical gate, the gate is typically closed but will be open when the business is open.

BUILDING CODES
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.

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

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or
general welfare. The craft distillery will take place in a barn on a large piece of property and limited to the number of hours they can be open. It shall not endanger the public health, safety, morals, comfort or 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 entire operation will take place within an existing barn and should not be visible to other properties.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The special use will not be adding any new utilities, roadways or drainage to the property. They will use the current access point onto Ashley Road which has a mechanical gate which will be closed unless the operation is open. The petitioner has been working with the County Health Department and also working on acquiring a liquor license for the property. All required rules and regulations must be followed.

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. A building permit will be required for improvements and remodeling that occurs within the existing structure. Any configurations to the structure may be subject to required improvements at the discretion of the Bristol-Kendall Fire Protection District. A liquor license will be required for the manufacturing and selling of spirits.

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 review and action to be taken on the special use petition will coincide with a proposed text amendment (Petition 13-04) that will permit craft/micro distilleries as a special use in the A-1 District. The special use proposal will comply with all proposed conditions attached to the proposed text amendment.

CONCLUSION

On February 19, 2013 the County Board passed petition #13-04 which was the text amendment to allow micro distilleries or craft distilleries as a special use in the A-1 & B-3 District and a permitted use in the M-1 and M-2 districts. The definition of a micro distillery is as follows:

MICRO DISTILLERY or CRAFT DISTILLERY: A facility that produces alcoholic beverages in quantities not to exceed 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.

RECOMMENDATION

Since the text amendment was 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
   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
   g. A waste management plan should be submitted to the Kendall County
Health Department
2. Hours for the public must be closed by 9pm.
3. Maximum amount of 50 vehicles to be parked on site at one time.

ATTACHMENTS
1. Ordinance 04-32 for Ag Labor Housing
2. Ordinance 11-30 for the Nano Brewery
3. ZPAC Meeting minutes on 1.7.13
4. RPC Meeting minutes on 1.23.13
5. Draft Ordinance
ORDINANCE NUMBER 2004 - 32

GRANTING SPECIAL USE
10842 ASHLEY ROAD
PATRICK HARBOUR

WHEREAS, Patrick Harbour filed a petition for a Special Use within the A-1 district, for property located at 10842 Ashley Road in Kendall Township; and

WHEREAS, said petition is to allow the continued placement of a manufactured home, present on the site for personal living quarters while Mr. Harbour's primary residence was being constructed and approved by the County Board under Manufactured Home Permit # 01-02, for living quarters for an agricultural employee of Mr. Harbour; and

WHEREAS, said property is zoned A-1 and the request is allowable upon issuance of SPECIAL USE PERMIT per Section 7.01.D.18 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is legally described as:

The SW ¼ of the SW ¼ of Section 26, Township 36 North, Range 7 East of the Third Principal Meridian, in Kendall Township, Kendall County, Illinois

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit for the use indicated in the recitals section of this Ordinance and as indicated on the submitted Site Plan and photograph included as Group Exhibit "A" incorporated into this Ordinance by reference. No occupancy of the manufactured home by the agricultural worker shall be allowed until the following conditions have been met:

1. The Kendall County Health Department has had the opportunity to review the site plan and other documents it may request for review and grant approval for the requested action in areas subject to its jurisdiction.
2. Dedication of 45 feet of right-of-way along Ashley Road and 60 feet of right-of-way along Caton Farm Road.
3. A revised "as-built" site plan, indicating the presence of the bridge over the creek that was not indicated on the previously approved Site Development Permit # 02-24 which is on file with the Department of Planning, Building & Zoning and included in this Ordinance by reference,
State of Illinois  
County of Kendall  

Zoning Petition  
#0425

has been reviewed by the County’s consulting civil engineer for compliance with all ordinances subject to its expertise and review.

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 on September 21, 2004.

Attest:  

John A. Church  
Kendall County Board Chairman

Paul Anderson  
Kendall County Clerk
Picture of the manufactured home taken May 24, 2004:
ORDINANCE NUMBER 2011 - 30

GRANTING SPECIAL USE FOR
10842 Ashley Road
Three Angels Brewing, LLC

WHEREAS, Boyd Ingemunson & Jason Leslie d/b/a as Three Angels Brewing, LLC have filed a petition for a Special Use within the A-1 Agricultural Zoning District for a 40 acre property located at the northeast corner of Ashley Road and Caton Farm Road, (PIN# 05-26-300-002), in Kendall Township, owned by Patrick Harbour; and

WHEREAS, said petition is to allow the operation of a Nano Brewery; and

WHEREAS, said property is currently zoned A-1 Agricultural with an existing Special Use for a living quarters for an on-site agricultural employee granted on September 21, 2004 as Ordinance #2004-25; and

WHEREAS, said property is legally described as:

THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer on October 31, 2011; and

WHEREAS, the Kendall County Board has considered the findings and recommendation of the 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 special use zoning permit to operate a nano brewery subject to the following conditions:

1. 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.
2. 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.

3. Any tasting or sale of beer shall be subject to Kendall County Liquor Control regulations.

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 on November 15, 2011.

Attest:

[Signature]
Debbie Gillette
Kendall County Clerk

[Signature]
John Purcell
Kendall County Board Chairman
With no further suggestions or changes Fran Klaas made a motion, seconded by Phil Smith to forward the petition onto the Plan Commission with staff’s recommendations. All were in favor.

**#13-02 Rezoning and Special Use for an Outdoor Shooting Range**

Planner Zubko stated this property is looking for a map amendment from M-2 to M-3 and requesting a special use for and Outdoor Commercial Sporting Activity, specifically an outdoor shooting range. As stated in the report staff was waiting to hear from the owner on what property he would like to rezone but has not heard from the owner to date so is going to rezone all of pin 08-29-400-002 which is about 15.39 acres and part of pin 08-28-300-002 which is about 1.6 acres and also where part of the shooting range will be located to be rezoned to M-3 and the special use on that property as well. 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.

Megan Andrews went over the soil types on the site and stated there are 3 soil types on the site. Where they proposed the parking is actually brenton silt loam which is not a hydric soil so that should be more suitable for parking. The middle section of the site is 2 separate hydric soils which could get quite mucky in the January to May timeframe and could affect the lead deposits as well. Megan also brought up during the berming process to watch out for existing drainage tile as it could be close to the service and also discussed erosion control on the berms. Mr. Wollwert stated they are going to work with Forest Preserve on what type of plants might grow best on the berms and have already been working with the Counties Consulting engineering, WBK, with regards to stormwater and the NOI.

Mr. Shaw commented the he was there when the current berms were constructed and gave some background to that and also stated that everything drains to the south.

With no further discussion Fran Klaas made a motion, seconded by Megan Andrews to forward the petition onto the Plan Commission with staff’s recommendations. All were in favor.

Since Boyd Ingemunson is in attendance we are going to move onto petitions 13-04 and 13-05 and go back to 13-03 after.

**#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 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, M-1 and M-2 Districts. Staff proposes a definition and the text with 5 conditions.

Planner Zubko asked Mr. Rybski if he wanted to talk now about possibly water and sewage system issues or add a condition to contact the Health Department? Mr. Rybski stated that would be fine for the text amendment.

With no further suggestions or changes Aaron Rybski made a motion, seconded by Megan Andrews to forward the petition onto the Plan Commission with staff’s recommendations. 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 sued for the nano brewery and what will hopefully be the micro distillery. The petitions 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 events on site and the hours of operation. Planner Zubko stated they will have to contact the Village of Platteville for their comments as well since they are within a mile and a half of the municipal boundaries. 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.

Boyd stated the text amendment falls in line with that the new state law is with regards to micro-batch distilleries. Fran Klaas if the state law has the 5,000 gallon requirement? Mr. Ingemunson stated he believes it does but also will check as he heard there is a bill which might up the maximum gallon requirement to 7,500. Boy and Planner Zubko will check on that and possibly change the definition to allow changes depending on law changes. Planner Zubko wanted to note she’s done some research which is where the definition and conditions have come from but all the micro distilleries are located in industrial/manufacturing type of districts. She has talked to Evanston and Plainfield which have approved micro distilleries.

Boyd Ingemunson gave some background to the operation and that only 2 people run this site currently and a part time job for them. It’s fun for them and want to teach others how the process is. There was discussion if they grow it will probably be in a municipality. A limit on the number of people or cars will be discussed with staff before the Plan Commission meeting. Also the limit of hours or timeframes will be discussed before the Plan Commission meeting. Mr. Ingemunson talked about what they grow on site and where they are getting some ingredients currently in the County and use as much organic ingredients as possible.

Mr. Klaas asked if we wanted to maybe make it as a permitted use in the manufacturing districts instead of a special use. Planner Zubko will change some wording about locally grown ingredients so if they are in an industrial district it would still apply.

Megan Andrews just wanted to let them know with their organic initiative there are some farm bill programs through the USDA.

Planner Zubko stated she is aware that Mr. Ingemunson has talked to Mr. Shaw about adding a new class of liquor license. That will not affect the special use approval.

Phil Smith stated he has been out to the site a couple time and suggested some safety lighting which has been completed.

Aaron Rybski stated to look into sewage ASAP as that could affect where they’re currently farming and you want to have virgin soil if you need an expansion. There was discussion on the non-community water system currently in place. He stated the next step is now that they’re selling retail they fall under the Kendall County regulations and not just the State anymore. Amy Serby is in attendance and has a packet of information to give him now that they will be serving the public. Planner Zubko asked if they would be serving food on site and Mr. Ingemunson stated possibly and will talk to the Health Department about this at the same time.

With no further discussion Aaron Rybski made a motion, seconded by Phil Smith to forward the petition onto the Plan Commission with staff’s recommendations. 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. Fran Klaas stated we should
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 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 Ingemanunson 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
ORDINANCE NUMBER 2013 - _____

GRANTING SPECIAL USE FOR
10842 ASHLEY ROAD
Three Angels Brewing, LLC

WHEREAS, Boyd Ingemunson & Jason Leslie d/b/a as Three Angels Brewing, LLC & Angels Share Distilling LLC have filed a petition for a major amendment to their Special Use within the A-1 Agricultural Zoning District for a 40 acre property located at the northeast corner of Ashley Road and Caton Farm Road commonly known as 10842 Ashley Road, (PIN# 05-26-300-002), in Kendall Township, owned by Patrick Harbour; and

WHEREAS, said petition is to amend their existing special use permit to operate a micro distillery/ craft distillery, have a tasting room and allow retail sales on site; and

WHEREAS, said property is currently zoned A-1 Agricultural with two existing Special Uses for a living quarters for an on-site agricultural employee granted on September 21, 2004 as Ordinance #2004-25 and for the operation of a nano brewery granted on November 15, 2011 as Ordinance #2011-30; and

WHEREAS, said special uses will continue on the property; and

WHEREAS, said 40 acre property is legally described as:

THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer on February 21, 2013; and

WHEREAS, the Kendall County Board has considered the findings and recommendation of the 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 of the property owner 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 special use zoning permit to operate a micro distillery/ craft distillery, have a tasting room and allow retail sales on site subject to 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 & meet all requirements of the Kendall County Health Department.
   g. A waste management plan should be submitted to the Kendall County Health Department

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

3. Maximum amount of 50 vehicles to be parked on site at one time.

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 on March 5, 2013.

Attest:

Debbie Gillette
Kendall County Clerk

John Shaw
Kendall County Board Chairman
RESOLUTION SUPPORTING ALLOCATION OF PRAIRIE PARKWAY FUNDS

WHEREAS, the Federal Highway Administration rescinded the 2008 Record of Decision for the Prairie Parkway; and

WHEREAS, the Federal Highway Administration has determined to permit Prairie Parkway funds to be utilized on a corridor between Interstate 80 and Interstate 88; and

WHEREAS, the Illinois Department of Transportation expeditiously programmed the former federal earmark for the Prairie Parkway to expand the capacity of Illinois Route 47 from Caton Farm Road in Kendall County to Interstate 80 in Grundy County; and

WHEREAS, the Kendall County Board supports improving corridors connecting Interstate 80 and Interstate 88 through Kendall County; and

WHEREAS, the Kendall County Board strongly believes the Illinois Department of Transportation should utilize former Prairie Parkway funding to expand capacity of Illinois Route 47 in Kendall County between Kennedy Road in Yorkville to the northern county line at Baseline Road/US 30.

NOW, THEREFORE, BE IT RESOLVED that the Kendall County Board respectfully requests Illinois Department of Transportation to utilize former Prairie Parkway funding to expand capacity of Illinois Route 47 in Kendall County between Kennedy Road in Yorkville to the northern county line at Baseline Road/US 30.

Approved and adopted by the County Board of Kendall County, Illinois, this 5th day of March, 2013.

Attest:

John Shaw, Chairman
County Board

Debbie Gillette
County Clerk
February 19, 2013

CMAP
233 South Wacker Drive
Suite 800
Chicago, IL 60606

RE: Proposed Amendments to the GO TO 2040 Plan

Dear CMAP Staff,

The Planning, Building and Zoning (PBZ) Committee of Kendall County was recently made aware of the proposed amendments relating to the use of earmarked Prairie Parkway funds in the GO TO 2040 Plan. While we understand that the specific amendment to the GO TO 2040 plan is only to remove a sentence fragment related to the factual statement that the bridge of the Fox River could not be funded entirely by the remaining earmarks, we felt the need to articulate our position as the future planning of Kendall County.

The memo attached to the GO TO 2040 amendment read that the earmarked funds are not allocated to what we feel is the most efficient and effective use of the Prairie Parkway earmark. It is our position that the expansion and reconstruction of the section of Route 47 from Kennedy Road in Yorkville north would be a better use of the funding and better serve the residents of Kendall County.

We would also like to express our concern over the short public comment period of 30 days and feel information of this caliber needs a longer public comment period. For the future planning of Kendall County this information would be helpful to know well in advance.

The full County Board is sending a resolution of support to use the funds on Route 47 from Kennedy Road north. This committee is sending a separate letter to express its concerns regarding the future planning of the major corridors through Kendall County. Our residents need us to plan to relieve congestion and to assist with the economic growth of our community. We ask that CMAP take this into consideration.

If you have any questions concerning this response or require additional information concerning this property, please call Senior Planner, Angela Zubko, at (630) 553-4139.

Sincerely,

Scott Gryder
Planning, Building & Zoning Committee Chair