CALL TO ORDER

ROLL CALL: County Board: Scott Gryder, PBZ Committee Chair; County Highway Department: Fran Klaas, County Engineer; Wills Burke Kelsey: Greg Chismark, Stormwater Consultant; County Health Department: Aaron Rybski, Director Environmental Health; Forest Preserve District: David Guritz, Director; SWCD: Megan Andrews, Resource Conservationist; Sheriff’s Office: Commander Mike Peters; PBZ: Brian Holdiman, Code Official; John Sterrett, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the July 12, 2016 ZPAC meeting minutes.

PETITIONS:

1. 16-18 LRMP Amendment
   Request: Amendment to Land Use Plan
   Location: Oswego Township
   Purpose: Amendment to the Land Use Plan at the northwest intersection of State Route 31 and Light Road to identify the area as commercial

2. 16-20 Stor-Mor, Inc.
   Request: Zoning Map Amendment
   Location: 1317 Route 31, Oswego Township
   Purpose: Request for approval of a Zoning Map Amendment to rezone 3.2 acres from B-1 (Local Shopping) to B-2 (General Business)

3. 16-20 Stor-Mor, Inc.
   Request: Special Use
   Location: 1317 Route 31, Oswego Township
   Purpose: Request for approval of a special use to operate an enclosed self-service storage facility and an outdoor storage facility

4. 16-21 High Grove Subdivision
   Request: Zoning Map Amendment
   Location: West side of Grove Road, 1 mile north of Route 52, Seward Township
   Purpose: Request for approval of a Zoning Map Amendment to rezone 9.9 acres from RPD-2 (Residential Planned Development – Two) to R-2 (Single-Family Residential)

5. 16-21 High Grove Subdivision
   Request: Preliminary and Final Plat of Subdivision
   Location: West side of Grove Road, 1 mile north of Route 52, Seward Township
   Purpose: Request for approval of a Preliminary and Final Plat of Subdivision for a four (4) lot residential subdivision

6. 16-22 JA Schleining LLC d/b/a Jet’s Towing Service
   Request: Zoning Map Amendment
   Location: 790 Eldamain Road, Bristol Township
   Purpose: Request for approval of a Zoning Map Amendment to rezone 8.8 acres from A-1 (Agricultural) to M-1 (Limited Manufacturing)

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

OLD BUSINESS/ NEW BUSINESS

PUBLIC COMMENT

ADJOURNMENT: Next meeting on September 6, 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
- 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
- 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 Sherriff’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.
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 request may only include a landscape operation. Staff recommends that an additional condition be added to the special use ordinance that permits only uses typically found in landscape businesses and that the approval is not for an excavating business.

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. No more than three (3) employees will be part of the operation.

The petitioner has indicated that much of the equipment used in the landscaping business is related to excavating including diggers, small and large, and dump trucks used to haul dirt for installation of plant material.

A 16,000sf building is proposed on the north end of the property to be used for storage of all equipment. This building will require a building permit.

The property has an existing access point onto Caton Farm with an asphalt drive. The submitted site plan proposes a widening of this drive on the subject property as well as within the R.O.W. of Caton Farm Road.

No parking is identified on the site plan. A proposed gravel area is located to the north of the site surrounding a proposed 16,000sf building. The petitioners have indicated that there will be no more than three (3) employees reporting to the site and that no wholesale or retail will be offered to the public. Staff is of the opinion that this gravel parking area will be adequate for employee parking. This gravel area and the proposed pond near it may require a stormwater management permit.

No lighting is proposed with the exception of a security light at the south edge of the proposed building.

A proposed non-lit free-standing sign is depicted at the southwest corner of the property along Caton Farm Road. This sign is subject to the requirements of Section 12 of the Zoning Ordinance and must be setback at least ten (10) feet from the edge of the ROW.

The Zoning Ordinance requires all vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit. The petitioner has indicated all equipment will be stored within the proposed building satisfying this requirement.

Attorney Dan Kramer stated that Chris and Megan Jensen operate a landscape business currently out of their home on East High Point Road. There are no employees that will report to the site. No landscape materials will be brought back to the site. The petitioners intend to plant nursery stock and trees but will have no retail or wholesale sales. Attorney Kramer stated that the existing house will not change uses and will maintain as a home. The proposed 16,000sf building will have maintenance performed in it. Mr. Rybski stated that a triple basin interceptor will be required for oil changes and as well as class V injection well. Bathrooms or water supply to the building will require a small septic system. The non-community well program will not be applicable given the low intensity of the property.

Mr. Chismark stated a field tile survey is required as part of the stormwater management permit submittal. Based on the area of disturbance stormwater detention will be required. Attorney Kramer stated that an engineer will be involved as the site plan progresses. An NRI executive summary report will be prepared.

Mr. Sterrett stated that this petition will be heard at the July 27th Plan Commission meeting.

Mr. Klaas made a motion, seconded by Mr. Gryder, to forward the petition onto the Plan Commission with a favorable recommendation. With a voice vote of all ayes, the motion carried.
REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
16-09 Joe Gomoll – A-1 Special Use for producing and selling products from items produced on and off-site and ancillary items – Approved by County Board 6.21.16
16-10 Whitetail Ridge – A-1 Special Use for Banquet Facility – Hearing Officer 7.7.16; PBZ 7.11.16

OLD BUSINESS
None

NEW BUSINESS
None

ADJOURNMENT
Mr. Klaas made a motion, seconded by Ms. Andrews, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:41 am, adjourned.
MEMORANDUM

To: Zoning Platting Advisory Committee  
From: John H. Sterrett  
Date: July 29, 2016  
Re: Proposed Amendment to the Kendall County Land Use Plan

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

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

Staff is of the opinion that given the existing zoning classifications and existing commercial uses in this area that the County’s Land Use plan be amended to reflect commercial development for consistency with existing zoning and uses. Attached is a draft amendment to this portion of the Land Use Plan identifying the area as commercial. Per State Statute, a public hearing must take place as part of amending the County’s Land Use Plan. This public hearing will occur at the next Regional Plan Commission meeting in August.

Please review the attached and be prepared to provide comments on the proposed change to the Land Use Plan at the August 2, 2016 ZPAC meeting.

JHS

Attachments
DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 16-20
Stor-Mor, Inc.
Zoning Map Amendment – B-1 (Local Shopping) to B-2 (General Business)
Special Use – Outdoor Storage

SITE INFORMATION
PETITIONER Robert Schneider d/b/a Stor-Mor, Inc.
ADDRESS 1317 Route 31
LOCATION Northwest corner of State Route 31 and Light Road

TOWNSHIP Oswego
PARCEL # 03-07-278-011
LOT SIZE 3.2 acres
EXITING LAND USE Vacant
ZONING B-1 (Local Shopping District)

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<th>Land Use</th>
<th>Suburban Residential (Max 1.00 du/ac)</th>
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<td>Route 31 is a State Road classified as an Arterial Roadway; Light Road is a Township Road classified as a Minor Collector Roadway</td>
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ZPAC Memo – Prepared by John Sterrett – August 2, 2016

Trails
Regional Trail along Light Road

Floodplain/Wetlands
None

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

APPLICABLE REGULATIONS
Section 13.07 – Amendments
Section 9.03 C.20 – B-2 Special Uses – Permits Outdoor Storage provided such storage is screened from adjacent and surrounding properties
Section 13.08 – Special Use Procedures

SURROUNDING LAND USE
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<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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PHYSICAL DATA
ENDANGERED SPECIES REPORT
None received. Required prior to RPC
NATURAL RESOURCES INVENTORY
An Executive Summary will be issued per the Kendall County Soil & Water Conservation District

ACTION SUMMARY
OSWEGO TOWNSHIP
N/A

VILLAGE OF MONTGOMERY
N/A

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

MAP AMENDMENT
The petitioner is requesting a zoning map amendment to rezone the 3.2 acre property from B-1 to B-2 to allow for an expansion of the enclosed self service storage facility and to allow outdoor storage. The county’s Land Use Plan identifies this area as Suburban Residential. A rezoning of this property will require an amendment to the County’s Land Use Plan to allow for commercial development. The County’s Regional Plan Commission discussed this potential change at their June and July meetings and will hold a public hearing on the amendment in August.

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

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

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

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

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

LIGHTING
No lighting is being provided for the outdoor storage area. The only additional lighting being provided will be located on the proposed building.
CONCLUSION
The rezoning of the subject property from B-1 (Local Shopping District) to B-2 (General Business District) is consistent with the existing zoning and commercial uses in the immediate vicinity. An amendment to the County’s Land Use plan to commercial for the area will be required prior to action taking place on the zoning map amendment. The proposed zoning of B-2 (General Business District) will allow for enclosed self-service storage facility as a conditional use and the outdoor storage area as a special use.

RECOMMENDATION
If the Land Use plan is amended to commercial for the subject parcel and immediately surrounding properties and approval is granted for the zoning map amendment request from B-1 to B-2, staff recommends the following conditions be placed on the controlling ordinance for the especial use:
1. The property will be developed in accordance with the site plan
2. A building permit shall be secured prior to construction of the proposed storage building
3. A stormwater management permit shall be secured prior to the development of the property
4. The outdoor storage and expansion of the enclosed self-service storage facility shall be effectively screened from adjacent properties.
5. Office hours of operation shall be limited to 8:00am to 5:00pm and gate hours of operation shall be limited to 7:00am to 7:00pm
6. No more than twenty-nine (29) vehicles may be stored on site at a time
7. All vehicles stored on site shall be located within a designated stall
8. All lighting shall comply with Section 11 of the Kendall County Zoning Ordinance

ATTACHMENTS
1. Description of proposed zoning – prepared by the petitioners
2. Description of proposed use – prepared by the petitioners
3. Plat of Survey
4. Site Plan
Rezoning Request

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

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

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

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

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

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

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

Our goal would be to create an attractive well maintained fully fenced facility. We propose to provide attractive landscaping particularly when viewed from any residential property. I might add that I do not think it would make sense to completely wall off the view from these areas as to create a dense wall as in “I wonder what’s behind there?”, but to rather plant an attractive row of tall evergreens that creates appealing views for any outsiders, but still allow some visibility as to our business. The requirement for “screening” is vague, and my hopes are to find a happy medium with regard to this requirement.
DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141       Fax (630) 553-4179

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

SITE INFORMATION
PETITIONER     Tom and Suzanne Casey d/b/a Bean Homestaed, LLC
ADDRESS         Grove Road
LOCATION        West side of Grove Road, approximately 1 mile north of U.S. Route 52, Seward Township (PIN 09-07-200-024)

TOWNSHIP        Seward
PARCEL #        Pt PIN 09-07-200-024
SIZE            9.9 acres
EXITING LAND USE Agricultural
ZONING          RPD-2 (Residential Planned Development – Two)
Current: RPD-2 (High Grove Subdivision)
Ordinance 2006-42A: Concept & Preliminary Plat
Ordinance 2006-43A: Rezone from A-1 to RPD-2
Ordinance 2006-44: Final Plat  
Ordinance 2006-45: SSA  
Ordinance 2006-46: Back-up SSA

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<td>Trails</td>
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<td>Floodplain/ Wetlands</td>
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**Requested Action**  
Zoning Map Amendment to rezone from RPD-2 (Residential Planned Development – Two) to R-2 (Single-Family Residential)  
Preliminary Plat of Subdivision  
Final Plat of Subdivision

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

**Surrounding Land Use**

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<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
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PHYSICAL DATA

ENDANGERED SPECIES REPORT
None received. Required prior to RPC.

NATURAL RESOURCES INVENTORY
None received. Required prior to RPC.

ACTION SUMMARY

SEWARD TOWNSHIP
No comments have been received.

VILLAGE OF PLATTVILLE
The Village of Plattville is the nearest municipality to the subject site. No comments have been received. The Village is within 1½ miles of the proposed development.

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

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

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

PRELIMINARY PLAT/FINAL PLAT
The petitioner has contemporaneously submitted a Preliminary and Final Plat for a four (4) lot subdivision. Additional information that should be included on the Preliminary Plat includes Existing Site Conditions Location by Section, Township, and Range.

LOT SIZE
Four residential lots are proposed on the Preliminary and Final Plat. Each of the four lots has a lot size of 97,379 square feet. These lot sizes meet the minimum lot size requirement of 90,000 square feet of the R-2 district.

ROW/ACCESS
Grove Road currently has a seventy (70) foot right-of-way. As a major collector roadway, 120’ of right-of-way is required. An additional twenty-five (25) feet of ROW should be dedicated on the west side of Grove Road for future widening. This additional right-of-way dedication should be identified on the Preliminary and Final Plat. This dedication will alter the proposed lot sizes for lots 1 and 2.

The four (4) lots are proposed to be served by a private road within proposed lot 5 having a width of 33’. Private drives serving three or more residential lots must demonstrate that the site could not otherwise be preserved if a public road was provided such as significant trees, topography, water features, historic sites, rural character, etc. It is staff’s understanding that the private road has an easement for ingress and egress granted to the Joliet Park District for access to a future park site. A maximum distance for a shared private
drive serving three or more residential lots from a public road ROW is 500’. Staff recommends the Preliminary and Final Plat be revised to indicate lot 5 containing the private road be extended no more than 500’ from the edge of the future dedicate road right-of-way to serve the four (4) residential lots.

EASEMENTS
A proposed ten (10) foot public utility and drainage easement is located along the front of the proposed lots. Section 9.04 of the Subdivision Control Ordinance requires utility and drainage easements be provided at the rear of all residential lots and along the side lot lines where required. Such utility easement shall be a minimum five (5) feet wide, ten (10) feet on the rear of each lot or a minimum to maintain the utility or drainage function of the property in accordance with the size and depth of utility or drainage route. The Preliminary and Final Plat should be revised to reflect these required easement locations and sizes.

WELL/SEPTIC LOCATION
The Preliminary and Final Plat must include the location and orientation of septic system envelopes on each individual residential lot as well as the location of well envelopes on each individual residential lot. Soil classifications were included on a submitted Zoning Plat. This information should also be included on the Preliminary and Final Plat. A soil analysis is required as part of the preliminary plat.

STORMWATER
Topography for the site has been included on the submitted Zoning Plat. This information should also be included on the Preliminary and Final Plat. Information should also be included to show the intent of surface drainage.

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

RECOMMENDATION
Staff recommends approval of the zoning map amendment. Additional information, however, is needed for the Preliminary and Final Plat.

ATTACHMENTS
1. Zoning Plat
2. Preliminary and Final Plat
Petition 16-22
JA Schleining LLC d/b/a Jets Towing and Services
Zoning Map Amendment – A-1 (Agricultural) to M-1 (Limited Manufacturing)

SITE INFORMATION
PETITIONER    JA Schleining LLC d/b/a Jets Towing and Services
ADDRESS        790 Eldamain Road
LOCATION       East side of Eldamain Road; 1/3 mile south of Galena Road

TOWNSHIP      Bristol
PARCEL #       02-06-300-009; -010
LOT SIZE       8.8 acres
EXITING LAND USE   Towing Service, Truck Storage, Residential
ZONING A-1 (Agricultural)

REQUESTED ACTION
Zoning Map Amendment to rezone from A-1 (Agricultural) to M-1 (Limited Manufacturing)

APPLICABLE REGULATIONS
Section 13.07 – Zoning Map Amendments

SURROUNDING LAND USE

<table>
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<tr>
<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
None received. Required prior to RPC.
NATURAL RESOURCES INVENTORY
An Executive Summary was issued by the Kendall County Soil & Water Conservation District in September 2015. This report indicated a LESA score of 181 – a low level of protection with 100% of the soils being somewhat limited for small commercial buildings.

ACTION SUMMARY
BRISTOL TOWNSHIP
No Comments have been received.

UNITED CITY OF YORKVILLE
The United City of Yorkville will discuss at their August 10th Plan Commission meeting and at their August 23rd City Council meeting.

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

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

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

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

Although the outdoor storage taking place on the property is at least 150’ from residential districts, the petitioner will need to supply information addressing how storage of trucks will effectively be screened from adjacent properties with fencing and suitable landscaping.

PARKING
Section 11.02.F.2 of the Zoning ordinance requires all parking and drive aisles constructed or reconstructed to be improved with “permanent, concrete, unit paver, asphalt surface or some other environmentally friendly surface or green design practices. Asphalt paving shall include a 9” compacted gravel base and 3” asphalt covering, or equivalent.” Currently, a gravel parking area and a gravel drive exists on the property.

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

CONCLUSION
The rezoning of the subject property from A-1 (Agricultural) to M-1 (Limited Manufacturing) is consistent with the County’s Land Use Plan as well as the United City of Yorkville’s. Staff is waiting to hear comments from the City. If rezoned to an M-1 zoning district, the property is required to be up to the standards of the M-1 district including required parking areas be constructed with a hard surface and proper fencing and screening of outdoor storage from adjacent properties.

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

ATTACHMENTS
1. Plat of Survey