



**Planning Zoning Committee Public Hearing Meeting Minutes – Village of
Timberlane – September 7th, 2022**

1. This Public Hearing of the Planning Zoning Committee is called to order at 7:00 pm by Chairman Jonathan Lipscomb at the Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call: Present: Jonathan Lipscomb, Tara Stegman, John Stegman, Noah Tetrault, Michelle Landon and Dr. Rosemary Schiavi. Also, in attendance are Debbie Marner, Clerk, Steve Rapp, President.
3. Guests: 48 guests with a filming crew.
4. Chairman Jonathan Lipscomb read the Agenda and Notice of Public Hearing requesting special use permits pursuant to State Law and the requirements of the Timberlane Zoning Ordinance, notification to the public was made as follows:
 - Notice of Public Hearing, published in Boone County Journal on August 25th, 2022
 - Notice of Public Hearing sent to adjacent property owners as identified by applicant. Chairman mailed letters on August 22, 2022.
 - Posting of Notice of Public Hearing Sign on applicants’ property by Darcy Hills by August 23, 2022
5. **Applicant’s Location: The subject property is commonly known as 4746 Orth Road and adjacent parcel to the east.**

Parcel code: Item (1): 03-35-400-002,

The South Fifty-five (55) acres of the West half (1/2) of the Southeast Quarter (1/4) West of the road in Section Thirty-five (35)

Parcel code: Item (2): 03-35-300-006

ALSO, the East Fifty (50) acres of the South Seventy (70) acres of the East half (1/2) of the Southwest Quarter (1/4) in Section Thirty-five (35), all situated in the County of Boone and State of Illinois.

Special Use in conformance with Zoning Chapter 6, titled: Agricultural District.

The petitioner, The Oscar Mike Foundation in Marengo, IL is “seeking a special use in the agricultural district for a private recreational area/camp, not operated for profit. Applicant proposes building a dorm-style facility with a gym on the southeast corner with two additional areas identified on the attached site plan for

future expansion. The balance of the property will remain undeveloped and will be used for recreational purpose.”

6. The Chairman swore in petitioner Noah Currier. He spoke on his personal history and how the Oscar Mike Foundation began. They utilize the Poplar Grove Airport area, Braveheart in Poplar Grove, Beloit Rifle Club, Rochelle for skydiving. Have served over 1,000 at risk veterans. He spoke on how a shooting range is used 2 hours on Tuesdays from noon to 2pm at Poplar Grove Airport area. Noah stated that the special use request is to build a barracks style facility and full gym.
7. The Chairman asks for guests who are "for and against" to speak. There were 19 testimonies:
 - a. Penny Edwards on Orth Road spoke on their 45-yr history on their property. She is fearful of a gun range near their horses and the noise it creates. Noah Currier stated that no set location has been planned. A berm would be created. Penney asks the committee to protect them. Currently they use handguns and rifles, 22 and 9mm typically. He said a guaranteed window of shooting time would be adhered to.
 - b. Steve Higgins on Arrowwood Lane stated Oscar Mike's is doing good things for veterans otherwise. Spoke on AR15 hazards and how shooting is harmful to people and wildlife and causes noise pollution. Believes this opens the door to other high-risk zoning. He quoted general zoning clauses that agriculture use does permit. He spoke on IL shooting ranges, sound proofing building, etc. Doesn't fit in with the residential property. Noah Currier states that different groups of people already hunt this land.
 - c. Diane Maculan on Orth Road briefly shared her background in psychology. Concerned that there may be no clinical screening or evaluating candidates on shooters going into a gun range – mental health, medicine monitoring, screening, PST, trauma, memories, etc. Noah Currier stated that is the reason why they exist. Group supportive work. Noah offered Diane to join his organization. Gun safety via an armory.
 - d. Eryn Frank on Woodchuck Drive is concerned at gun safety knowing that thefts can occur. Also, additional traffic may cause the need for road improvements on Orth of regulate traffic. Jonathan stated that per the request they will use the same driveway location and a small parking lot for buses, cars. Noah Currier says they use IL76 mostly. Eryn asks can this Committee grant a special use permit with special conditions. She feels like we are writing a blank check. Conditions with no gray areas are needed.
 - e. Bob Blood on Reginald Drive states he has one shooting range on his west side and doesn't want one on his east side. Could they use the Boone Lake rifle range? Noah Currier stated they are not operating a rifle range as a goal.
 - f. Tom Johnson on Orth Road stated that if a special use permit is approved can the committee only allow hunting not rifle range?
 - g. Resident on Squirrel Tree Road asked what can happen done the road, regardless of berm or building you can hear shooting.

- h. Ron Stelling on Reginald Drive said this will have a huge impact on noise with gun firing. Concerned about the environmental impact and reduced property values. Chairman Jonathan Lipscomb stated we are not granting a firearm range in general on agriculture land. There are many uses with AG land.
- i. The Chairman asked for a show of hands of those guests who believe that a gun range is an issue. About 99% raised hands in opposition to shooting guns on this property.
- j. Jan Hale stated she is just south of the property. How does this fit in with agriculture land in relation to Timberlane's land use plan? President Steve Rapp said Boone County land use plan is over 10 years old. Both agreed that Timberlane is different than Poplar Grove land use. Noah Currier stated he regrets listing the shooting range on the Special Use application and believes a gun range will never be made.
- k. TJ Anders on Silver Fox Drive understands that this is not a gun range area. He moved from Texas and is happy here. He asks will there be gun shooting on the property.
- l. The Chairman asked for a show of hands on how many people would support this special use without gun use. About 4 hands raised up. Concern was for noise spooking neighboring horses for 2 hours weekly. Guests see a gray area and prefer to define gun use.
- m. Tyler Lee on Arrowwood stated that he believes shooting at a deer or shooting at a target - it is a gun range. Just shooting in general. Nothing is 100% safe.
- n. Lorie Ruppert from South Beloit is connected Oscar Mike's with horses. She has worked with hundreds of veterans in groups in Colorado. Look at the positive that is good for the village. Noah Currier said their programs have had no suicides.
- o. Diane Maculan says there should be clinical licensed people on site. Noah Currier said the VA is now supporting Oscar Mike's programs. One guest spoke on his PTSD and how this organization changed his life and family.
- p. Susan Pehm from Candlewick shared how helpful and loving the foundation has been for her as she is a single mom raising 3 small boys. Noah Currier will benefit everyone like she has found at the lake. Spend time to get to know the group and the person. Veterans from the US coming in, experts with them all. Ignore the gun range they will keep it safe and secure she added.
- q. Rob Maculan lives next to Penney Edwards. He also has horses. ATVs are his concern. Possible erosion going into the creek and on other land. Land is more suitable for animals. There are accidents with guns, period. Noah Currier said local police and instructors are right with the veterans. Rob believes a more rural setting is needed
- r. Shawn Meadow from Oscar Mike's helps run the programs for 10-12 veterans every 2 weeks.
- s. Chairman Jonathan Lipscomb and Steve Rapp stated the Special Use request is for the whole property not just for buildings alone.
- t. Cathy Maculan commented that local barracks on property with lots of people. Wetlands could be eroded/contaminated by ATV crashes dumping

gas/oil in wetlands. Noah Currier stated they use Poplar Grove Airport for ATVs with no damage. Less repairs, crashes, they prefer trails.

- u. Darcy Hills on Rolling Meadow Court stated they could run ATV's and fire guns under IL firearm rules in place today on agriculture zoned land without Special Use permitting. Noah Currier agreed.
- v. Bill Brunner on Arrowwood Lane questioned Noah Currier about a video promoting Oscar Mike's. ATV's running with flag and gun shooting. Noah Currier stated this is a staged promotion video to sell the clothing and apparel.
- w. Film crew member spoke on how infrequent Orth Road would be used based on today's number of campers. Bi-weekly the veterans arrive on Monday, then Tuesday they use Poplar Grove Airport for ATV and gun shooting or Beloit Gun Club, Wednesday it's skydiving in Rochelle, Braveheart for horseback riding, etc. Currently 12 campers bi-weekly at 100 annually but hope to reach 200.
- x. Chairman Jonathan Lipscomb opened questions from the Committee for Noah Currier at 8:29pm.
 - i. John Stegman asked about the Candlewick location – using one 9000 sq ft home with bi-weekly campers
 - ii. Noah Tetrault asked about the 12 people in barracks, bus to Braveheart, local Vets with car and 4 staff members on site.
 - iii. Dr Rose Schiavi asked about changes to IL76. No new turn lanes.
 - iv. Perk test? Not yet performed

8. The Chairman closed audience and petitioner discussion at 8:40pm.

9. Closed committee discussion held on 9/7/22.

10. Closed committee discussion held on 9/12/22.

11. Motion made by John Stegman, seconded by Noah Tetrault to recommend disapproval of this special use permit application at 4746 Orth Road in Timberlane Village. The impacts from this special use request from Oscar Mike's Foundation will be detrimental to the public health, safety, or welfare, or be injurious to neighboring properties. Roll Call Vote Ayes: John Stegman, Tara Stegman, Michelle Landon, Noah Tetrault, Jonathan Lipscomb, Dr. Rosemary Schiavi, Nays: None, Absent: None.

- a. After careful consideration, it has been determined by the Committee that the dorm-style building, as well as the future planned expansion outlined on map as part of this Special Use Permit, would not be a permitted use as outlined in the Village of Timberlane Ordinance Chapter 6: Agriculture. The intent of the Ordinance Chapter 6: Agriculture is to “conserve prime agricultural soils, historically farmed soils, and prevent uncontrolled, uneconomical, spread of residential development which results in excessive costs to the community for the provision of essential

public services.” The Oscar Mike Foundation plan, which involves large dorm-style facilities and associated parking lots, is essentially a housing complex similar to an apartment building, which, in the Committee’s determination, exceeds that of “private recreational areas or camps” and has been determined to be incompatible with the surrounding area of the village. The dorm-style facilities and associated parking lots, as outlined in the current plan and future planned expansion, and may result in additional light pollution, excessive noise, and excessive vehicle traffic. A location outlined in the future expansion plans may require additional vehicle access from Orth Road which could present traffic safety concerns. The current plan, especially when considering the planned future expansion, detailed in the special use permit may be detrimental to the public health, safety, or welfare, or be injurious to neighboring properties and has been determined to be incompatible with the surrounding area of the village.

b. After careful consideration, it has been determined by the Committee that the planned discharge of firearms as part of shooting range activities, that is not related to permitted legal hunting, is not a permitted use as outlined in the Village of Timberlane Ordinance Chapter 6: Agriculture; and has been determined to be incompatible with the surrounding area of the village. These Oscar Mike Foundation Program activities involving the discharge of firearms on the property may be detrimental to the public health, safety, or welfare, or be injurious to neighboring properties and has been determined to be incompatible with the surrounding area of the village.

c. After careful consideration, it has been determined by the Committee that the planned use of ATVs on property in large numbers is not a permitted use in the Village of Timberlane Ordinance Chapter 6: Agriculture; and has been determined to be incompatible with the surrounding area of the village. The use of a large number of ATVs may result in excessive noise and soil and air pollution and, therefore, may be detrimental to the public health, safety, or welfare, or be injurious to neighboring properties and has been determined to be incompatible with the surrounding area of the village.

12. Motion made by Tara, seconded by John Stegman to adjourn the Public Hearing at 10:01pm. Vote all ayes, 0 nays, 0 absent.