KENDALL COUNTY
REGIONAL PLANNING COMMISSION

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

Meeting Minutes of February 26, 2014
(Unofficial until Approved)

Chairman Bill Ashton called the meeting to order at 7:03 pm.

ROLL CALL
Members Present: Chair Bill Ashton, Tom Casey, Larry Nelson, Vern Poppen, Tim Sidles, Claire Wilson and Budd Wormley
Others present: Planning & Zoning Manager Angela Zubko
Members Absent: Bill Lavine, and 2 vacancies (Big Grove & Kendall)
In the Audience: Mark Caldwell, Ken Hostert, Pam Wynne, Craig Johnson and Pam Nelson

APPROVAL OF AGENDA
Larry Nelson made a motion to approve the agenda as written. Claire Wilson seconded the motion. All were in favor and the agenda was approved

APPROVAL OF MINUTES
Claire Wilson made a motion to approve the minutes from January 22, 2014 meeting and February 1, 2014 annual meeting, Vern Poppen seconded the motion. All were in favor and the minutes were approved.

PETITIONS
#14-02 Dickson Valley Ministries
Planner Angela Zubko did an overview of the request stating the property is located at 8250 Finnie Road on the north and south side of Finnie Road, 0.8 miles south of Finnie & Rogers Road. The petitioners are seeking approval of a major amendment to an existing Special Use Permit to modify the site plan and expand the special use to pin numbers 04-17-100-002 & 04-17-300-007. The entire property is 160 acres. The grounds are utilized all year long and their current special use is for a camp and retreat center. The center started in 1971, in the report is a lot of history of the property but Planner Zubko will not go over it at this time. Over the years the petitioners have updated their special use and have updated their site plan and conditions. The petitioners are looking to keep the lit sign which was the last amendment in 2002. The property currently has 3 access points off Finnie Road going south, 1 entrance to the Director’s Lodge, one going to the main grounds and one on the far eastern side of the property. The petitioner also has access off Finnie Road going north to an existing building. The petitioner is proposing one more access point north of Finnie Road for the
remote camp parking. Most of the southern property is covered with wetlands and floodway, the area is also referred to as the Sedge Meadow and is a Illinois Natural Area Inventory Site and a Natural Heritage Landmark. The report shows where most of the floodplain exists which is most of the southern property. Through mostly donated funds and volunteer labor, the ministry of Dickson Valley plan to undertake the following projects which is a wish list and might not be completed for awhile due to timing and funding:

- Development of area with single cabins, housing up to 72 beds
- Year round Programs Lodging, two near front entrance
- Maintaining a lighted sign at the main Finnie Road entrance
- Addition to Directors Lodge/Front office
- Day camp area with open air pavilion and restrooms
- New road at west edge of lake accessing new parking area
- 400 seat Chapel pavilion
- Small rustic campsite area only for churches wanting a little more remote setting
- 3-4 RV spots for volunteers and leaders only
- Structures and storage areas at maintenance shop as needed
- Remodels of current lodges (including but not limited to Whitaker Lodge, Acorn Lodge, Silver Fox Lodge and Dickson Lodge) providing additional housing up to 72 beds
- Reforestation of some of the floodplain areas
- Addition to Chrouser Lodge dining room if needed

Also in the report were previous conditions placed on the special use. The Township Board approved the special use and Planner Zubko stated Millbrook also recommended approval. In the packet is the site development plan and Mark Caldwell from the Dickson Valley Ministries is in attendance to answer any questions. Staff recommends approval of the requested major amendment to their special use with the recommended 6 conditions.

The ZPAC also recommended approval with no issues.

Mr. Caldwell introduced himself and stated he’s been with Dickson Valley since 1989 and he lives at the camp.

Ms. Wilson asked about the reforestation of some of the floodplain areas. Mr. Caldwell stated that would be the area that is currently being farmed.

Mr. Wormely asked about location A the remote camp and what that would consist of. Mr. Caldwell stated correct no structures would exist and there would be a pathway to lead back for tent camping. No dirt will be moved.

Mr. Nelson stated he thinks what they do out there is great and a wonderful asset to the County.
Ms. Wilson asked about condition number 3 about hunting on the property. They wanted to leave it open to animal population hunting if needed. The Plan Commission decided to eliminate condition 3 in its entirety with regards to hunting on the property. It would be at the discretion of the property owners.

Ms. Wilson asked about the number of RV hook-ups and wanted to make sure 4 is enough, after some discussion the Plan Commission changed the number to 8 RV hook-ups.

With no further suggestions or changes Budd Wormley made a motion and the amended motion, seconded by Vern Poppen to recommend approval and forward the petition onto the Special Use Hearing Officer with staff’s 5 suggested conditions with modifications. A roll call vote all were in favor.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
13-26 Green Organics Inc.- scheduled to go to County Board February 18, 2014- Planner Zubko stated we are waiting on the SAO to draft the host fee agreement and then it will go to the County Board.
13-31 Candice Hadley R-3 Special Use- Scheduled to go to County Board February 18, 2014- Planner Zubko stated this petition passed

CITIZENS TO BE HEARD
No citizens were in attendance to talk

NEW BUSINESS
Open discussion on possible changes to the LRMP for Kendall and NaAuSay Township- Planner Zubko stated last year at the annual meeting we were approached by Kendall Township to have larger lot sizes, minimum of 1 acre and less open space due to the lack of maintenance from HOA’s. Also in the packet are the letters from the NaAuSay Township with their concerns. Planner Zubko had a few suggested ideas to bring back the R-2 and R-3 zonings and maybe just eliminate RPD’s from those 2 townships. Have straight subdivision zonings.

Pam Wynne from NaAuSay Township is the chairperson for the Plan Commission. She read the letter that’s in the packet to reiterate their concerns and desires.

Ken Hostert the NaAuSay Township road commissioner discussed the issues of small lots causing septic issues and too much open space. Also the issue of septics off the property into common areas like Henneberry Woods.

There was discussion of the problems at hand and maintenance. Most HOA’s are disbanded or do not take care of the subdivisions.

Craig Johnson was on the Plan Commission in NaAuSay Township and they discussed the future of NaAuSay. They want to keep the density down which is also where the 1
acre lots came from, they would like to keep it rural.

The Health Department will also need to get involved and see if 1 acre is too small or large enough. Planner Zubko will request the Health Department attend the next Ad-hoc meeting on March 26th at 5pm. We will also need to drill down on the text of NaAuSay Township. There was discussion on maintenance of storm water and who would maintain that.

There was discussion on drainage districts and Planner Zubko stated they currently are in the courts and have been for over 3 years, they are hard to establish. We need to talk to the Health Department and talk about primary and secondary septic systems as a first step. Ms. Wilson would like to see maybe a set of goals from the township like lower density and maintenance of open space.

**OLD BUSINESS**

**Review of By-laws and motion to approve the changes to the notification process (will vote on at the next meeting)** - Planner Zubko stated that last month a motion passed to approve the changes. This meeting we will need to vote on the amended by-laws unless there are more changes to be made. At the last ZBA meeting they were discussing adding language to the by-laws that discuss publications again if there is no meeting due to lack of a quorum or weather that the County will pay to re-publish. Does the Plan Commission want those changes as well? Larry Nelson made a motion to recommend the changes the ZBA would like to make with regards to publishing. Tim Sidles seconded the motion, all were in favor and Planner Zubko will bring back language next month.

**ADJOURNMENT**

The next meeting will be on March 26, 2014. Larry Nelson made a motion to adjourn the meeting, Claire Wilson seconded the motion. All were in favor and the meeting was adjourned at 8:25 p.m.

Submitted by,
Angela L. Zubko, Planning & Zoning Manager