Chairman Bill Ashton called the meeting to order at 7:02 pm.

ROLL CALL
Members Present: Chair Bill Ashton, Bill Lavine, Brian Leonard, Larry Nelson, Vern Poppen, Claire Wilson and Budd Wormley
Others present: Planning & Zoning Manager Angela Zubko
Members Absent: Tom Casey, Tim Sidles and 1 vacancy (Big Grove)
In the Audience: James Hill, Attorney Julie Swanson Haggard, John McGinnis, Doc & Ginny Gregory and Mike Burgin

APPROVAL OF AGENDA
Budd Wormley made a motion to approve the agenda as written. Brian Leonard seconded the motion. All were in favor and the agenda was approved

APPROVAL OF MINUTES
Budd Wormley made a motion to approve the minutes from April 23, 2014 meeting, Claire Wilson seconded the motion. All were in favor and the minutes were approved.

PETITIONS
#14-10 Plano Rotary, Plano Boy Scout Troup 71 & the Plano American Legion Post 395
Planner Angela Zubko did an overview of the request stating the property is located at 1701 Little Rock Road on the west side of Little Rock Road 2.75 miles north of Route 34. The petitioners are requesting a major amendment to their special use to update their site plan and modify all the existing conditions. The petitioners were granted a special use for a recreational camp in 2004 and also a variance to the private road standards for setbacks and the required paving materials. Our setbacks have changed since so a variance to the setbacks is no longer needed but they will keep the variance for the materials from CA-6 to recycled asphalt. We have also updated our regulations with regards to recreational campgrounds which they meet 4 of the 5 requirements. They currently would not meet the 20 acre minimum lot size standard so they will be considered legal non-conforming due to size. For access to the site the petitioners are proposing a locked gate access point off of Little Rock Road. Back in 2004 there was a proposed access point from the proposed subdivision to the southwest which may never be built. If it does ever get platted or built the special use can be re-evaluated at that time. The petitioner proposes to install a minimum of 10’ access road with two bypass
areas (pullovers) staggered along the drive to accommodate cross traffic and minimize the area devoted to off-street parking. The petitioner proposes to install a galvanized steel wire fence attached to steel posts. The posts will be located at ten (10) foot intervals. The far western edge of the property has floodway and floodplain but there are currently no plans to construct anything near the floodway. In the packet are the current conditions, conditions the petitioner will abide by on their property and staff recommended conditions. The city of Plano did not have any comments regarding this petition and the Little Rock Township will be discussing this at their next meeting on June 14th at 8am. Staff recommends approval of the requested major amendment to their special use with the following conditions:

1. The property will be restricted to primitive (wilderness) tent camping and educational day camps. Scout Jamborees are prohibited.
2. Motor homes, travel trailers or pop ups are not permitted.
3. The number of occupants is limited to a maximum of fifty (50) at any one time.
4. No permanent structure will be built with the exception of structures as may be required to protect the life, health, safety or continue educational experience of the persons utilizing the premises.
5. Access to the property would be restricted by a locked gate at the entrance off Little Rock Road.
6. The petitioner shall construct the access drive (Attachment #1) and parking lot layout (Attachment #2) to provide a minimum of two twenty to twenty-five (20-25) foot wide bypass areas (pullovers) staggered along the access drive to accommodate cross traffic and minimize the area devoted to off street parking. These would be in accordance with the setbacks per the existing Kendall County Ordinances and allow for access and turn-around of emergency vehicles.
7. Acquire any permits that may be required by the Kendall County Building or Kendall County Health Department.
8. The special use will be reviewed annually in the years 2015, 2016 & 2017. If there have been no operational issues affecting the adjoining property owners, as well as ascertaining the adherence to the various other conditions, and the County Board is satisfied with the petitioner’s adherence to these conditions, the next schedule for review after 2017 will be 2020 and every three (3) years after in perpetuity.
9. The operations shall conform to all appropriate Codes and Ordinances of the IL Department of Public Health and the Kendall County Health Department.
10. Adequate directional signage must be throughout the property.
11. Maximum continuous stay shall not exceed 90 days.

Mr. Lavine had a question about 3 nights in a row and no jamborees if that is restricting themselves. Mr. John McGinnis, one of the petitioners stated there is a better facility across from the Farnsworth house for any training, this is more for primitive camping.

Ms. Wilson asked about the condition about no structures and asked for clarification on what type of structures would help with education. Mr. James Hill, another petitioner stated they are not sure what is considered a structure by the Counties definition and it could be something identifying flora or fauna that is covered. Mr. Hill stated they want
to stay within the confines of the trust and uses. Ms. Wilson asked if the public can access the site. Mr. Hill stated only if they get permission from the Rotary as it will be a locked gate. Mr. Leonard asked about the safety during tornados, Mr. Hill stated it would be as if any other sites. There was brief discussion about deleting condition 8 and the petitioners stated the owners are agreeable to deleting that condition. Condition 8 will be deleted. Ms. Wilson asked about the condition on signage, Mr. Hill stated they will be using the purple paint law to stop from trespassing and directional signage for safety.

Mr. Ashton opened it up to the audience for questions for comments. Virginia Gregory asked if the gates will be locked or the road paved. Mr. Hill stated the gates will always be locked and the road will not be paved but ground asphalt and gravel.

Mr. Lavine asked if this would be handicapped accessible. Mr. Hill stated that is the plan to make the best accommodations they can without taking down any trees.

With no further suggestions or changes Bill Lavine made a motion, seconded by Larry Nelson to recommend approval deleting condition 8 and forward the petition onto the Hearing officer with the remaining staff’s recommendations. A roll call vote all were in favor.

### #14-11 Concrete Crushers

Planner Angela Zubko stated she has received a few phone calls about allowing concrete crushers on property in conjunction with all the roadwork going on in the County. With that the following text amendment was prepared:

Proposed to be a conditional use in the A-1 Agricultural and all business districts. ($100 fee)

Proposed to be a permitted use in all manufacturing districts. (no fee)

Portable Concrete Crushing, Screening and Stockpiling of Dirt, Crushed Concrete and RAP (recycled asphalt pavement), when necessary and incidental to a major construction project as long as the following conditions are met:

a. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.

b. The operation shall be located a minimum of seven hundred and fifty (750) feet from any occupied single family residence/townhome/duplex.

c. All facilities placed or located on the site shall be removed and the site restored to a clean and vegetated condition within the time frame of the permit.

d. The operation shall produce product only for the specific parcel for which the conditional use is permitted. For operations constructed to support a major road project, the plant shall be located adjacent to the roadway.

e. Hours of operation must be stated on the conditional use permit in the A-1
agricultural and business districts only.

Temporary Stockpiling of dirt on private property:
   a. Erosion control measures must be in place
   b. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.

Ms. Wilson is concerned about the concrete crushing and letter b with regards to business’ or daycares or any other commercial use. She is also concerned about the renewals and if they are bad neighbors would it be renewed? There was discussion on denying the permit and if staff cannot say no. Mr. Nelson would only like to this to be along state highways. Ms. Wilson would like to change the last condition to original state. There was much discussion on the distance from structures.

Planner Zubko would like to add parameters for denial of a renewal for both permits.

Mr. Nelson made a motion to table this, have Teska & Associates take a look at this and continue this to next month after ad-hoc. Vern Poppen seconded the motion. All were in favor and Planner Zubko will get the proposed text to Teska & Associates as a starting point to review.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
14-06 Reinert Fox Road Subdivision- Passed at the 5.20.14 County Board meeting

CITIZENS TO BE HEARD/ PUBLIC COMMENT- None

NEW BUSINESS- Discussion on some issues NaAuSay Township is having regarding parkway trees- Planner Zubko stated some of the townships have had some issues with parkway trees. The subdivision regulations require 1 tree per 40’ of roadway so most lots have 2 to 3 trees per lot. The concern is the maintenance and liability of those trees and owners planting more trees in the parkway and the townships being responsible. The township is also worried about roots ruining the roadway. Ms. Wilson stated sometimes the covenants discuss the parkway and who’s maintaining that. Maybe that is the way to solve this issue.

OLD BUSINESS
ADJOURNMENT
The next meeting will be on June 25, 2014, Bill Lavine will be absent next month. Claire Wilson made a motion to adjourn the meeting, Vern Poppen seconded the motion. All were in favor and the meeting was adjourned at 8:28 p.m.

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