CALL TO ORDER

ROLL CALL: Bill Ashton (Chair), Tom Casey, Bill Lavine, Brian Leonard, Larry Nelson, Vern Poppen, Tim Sidles, Claire Wilson, Budd Wormley and two vacancies (Big Grove Township & NaAuSay Township)

APPROVAL OF AGENDA

APPROVAL OF MINUTES Approval of minutes from the April 23, 2014 meeting

PETITIONS

1. 14-10 Plano Rotary, Plano Boy Scout Troop 71 & Plano American Legion Post 395
   Request Major Amendment to their Special Use
   Location 1701 Little Rock Road, Plano
   Purpose Major Amendment to their Special Use to modify all existing conditions and site plan

2. 14-11 Concrete Crushers
   Request Text Amendment
   Purpose Text Amendment to the Zoning Ordinance to allow concrete crushing as a conditional use and permitted use in some districts

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

NEW BUSINESS
Discussion on some issues NaAuSay Township is having regarding parkway trees

OLD BUSINESS

ADJOURNMENT Next regularly scheduled meeting on Wednesday, June 25, 2014
Chairman Bill Ashton called the meeting to order at 7:03 pm.

ROLL CALL
Members Present: Chair Bill Ashton, Tom Casey, Brian Leonard, Larry Nelson, Claire Wilson and Budd Wormley
Others present: Planning & Zoning Manager Angela Zubko
Members Absent: Bill Lavine, Vern Poppen, Tim Sidles and 2 vacancies (Big Grove & NaAuSay)
In the Audience: Ron Reinert, Gregg Ingemunson, Bob & Bill Adelizzi

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
Larry Nelson made a motion to approve the minutes from February 26, 2014 meeting. Tom Casey seconded the motion. All were in favor and the minutes were approved.

PETITIONS
#14-06 Reinert Fox Road Subdivision
Planner Angela Zubko did an overview of the request stating the property is located at 12345 Fox Road on the north side about 0.2 miles east of Highpoint Road. The petitioners are seeking approval of a preliminary & final plat for a 2 lot subdivision in which 1 lot is already built on. The property was rezoned in 1994 for 2 homes but never subdivided. During the approval of the rezoning there was much discussion on water issues and the soils having extremely high groundwater elevations. Staff will defer to the Health Department, engineers and soil and water conservation district on this issue. The Health Department had one comment that this lot has shallow seasonal high water table (less than 12 inches in some borings) observed on Lot 2. This condition may prevent the installation of a conventional septic tank/soil absorption system. The modification of present site conditions, and/or the need for alternative wastewater treatment systems, may need to be considered. Also in 1994 the Highway Department requested only 1 access point off Fox Road and that it line up with the driveway across the street. Since then a moon shaped driveway has been installed and they are requesting another entrance from the Highway Department the petitioner would need to
request a variance to add another access point at this time. Mr. Fran Klaas stated that no ROW needs to be dedicated at this time due to the proposed realignment of Fox. This part of Fox will be a local street so he is not too worried about acquiring any ROW or the variance for another access.

The petitioner will have 2 lots, lot 1 will be 90,329.21 square feet including the ROW and lot 2 will be 94,072.57 square feet including the ROW. Since they currently own to the center of the roadway staff could count that towards their square footage. Staff will defer again to Fran with regards to ROW dedication. Our consulting engineer had two comments: 1. The Side Yard Drainage can be improved with some minor grade changes. See the marked up exhibit attached and 2. They do not recommend the sump pump drain for Lot 2 connect to the existing drain for Lot 1. Each pipe should be separate to the discharge outfall. Staff recommends approval of the requested preliminary and final plat with the suggested changes from our engineer.

Budd Wormley stated this property has been for sale for a long time and asked if it was not a buildable lot at that time. Mr. Reinert stated they were seeking a buyer before subdivide before finding a buyer.

There was some discussion on the septic and well which the petitioner stated will be a separate well and septic for a new home. Also the petitioner stated they will not tie in the sump line into the existing drain for lot 1.

With no further suggestions or changes Claire Wilson made a motion, seconded by Larry Nelson to recommend approval and forward the petition onto the PBZ Committee meeting with the engineering suggested condition comment. A roll call vote all were in favor.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
14-02 Dickson Valley ministries- Passed at the March County Board Meeting

CITIZENS TO BE HEARD/ PUBLIC COMMENT
Attorney Gregg Ingemunson wanted to seek some advice from the Plan Commission regarding a property on Route 126. The property currently has a special use for a landscape company. Due to the downturn in the economy the petitioners are looking to rezone the property to B-3 and in order to do that would need to amend the LRMP to show this location being commercial instead of commercial. Attorney Ingemunson stated on the Village of Oswego’s comprehensive plan it shows commercial across Route 128 from this property.

Budd Wormley has some concerns on the drainage of this property. The Plan Commission does not see a huge concern expanding the commercial district west to this property. The next step would be to get consensus from the NaAuSay Township Board and the owner to the east.
NEW BUSINESS - None

OLD BUSINESS
Vote on amended By-laws - Planner Zubko stated that last month a motion passed to approve the amended changes. Planner Zubko wanted to state once again the SAO requests the public notice be sent around the parent parcel and not the parcel to be rezoned. Larry Nelson made a motion to approve the by-laws as presented, Budd Wormley seconded the motion. All present were in favor and the by-laws were passed.

Update on possible changes to the LRMP for Kendall and NaAuSay Township - Planner Zubko stated this was actually discussed at ad-hoc last month and there was very good discussion from the township and they also learned about the new septic codes. The townships want to have larger lot sizes, a minimum of 1 acre and less open space in subdivisions. How we left it was that the NaAuSay Township was going to look into making edits and coming back to ad-hoc when they’re ready.

ADJOURNMENT
The next meeting will be on May 28, 2014. Claire Wilson made a motion to adjourn the meeting, Tom Casey seconded the motion. All were in favor and the meeting was adjourned at 7:35 p.m.

Submitted by,
Angela L. Zubko, Planning & Zoning Manager
DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

14-10
Plano Rotary Club Trust 1
Major Amendment to an A-1 Special Use

SITE INFORMATION

PETITIONERS  Plano Rotary, Plano Boy Scout Troop 71 & Plano American Legion Post 395

ADDRESS  1701 Little Rock Road, Plano

LOCATION  On the west side of Little Rock Road, 2.75 miles north of Route 34, 0.3 miles north of Miller Road

TOWNSHIP  Little Rock

PARCEL #  01-09-428-004

SIZE  7.32 Acres

EXISTING LAND USE  Recreational Camp Ground

ZONING  A-1 Special Use for Recreational Camp Ground (Ordinance #2004-04)
         Ordinance # 2004-05: Variance to the private road standards

LRMP

<table>
<thead>
<tr>
<th>Land Use</th>
<th>County: Countryside Residential; City of Plano: Low Density Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>Little Rock is considered a major collector road</td>
</tr>
<tr>
<td>Trails</td>
<td>None</td>
</tr>
<tr>
<td>Floodplain/Wetlands</td>
<td>There is floodplain and floodway located on the far western edge of this property</td>
</tr>
</tbody>
</table>

REQUESTED ACTION

Approval of a major amendment to an existing Special Use Permit to modify the site and change all their existing conditions. The Petitioners are basically
starting over.

**APPLICABLE REGULATIONS**

- §7.01.C (A-1 Agricultural Special Uses)
- §11.01 (Parking Regulations)
- §13.07 (Special Uses)
- §10.00.H of the Subdivision Regulations (Private drive standards)

**SURROUNDING LAND USE**

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ¼ Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential/ Agricultural</td>
<td>A-1; R-3</td>
<td>Countryside Res.</td>
<td>A-1; R-3</td>
</tr>
<tr>
<td>South</td>
<td>Agricultural</td>
<td>A-1; Plano</td>
<td>Countryside Res. &amp;</td>
<td>A-1; R-1; Plano</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>A-1</td>
<td>Countryside Res.</td>
<td>R-1; A-1; Plano</td>
</tr>
<tr>
<td>West</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Countryside Res.</td>
<td>A-1</td>
</tr>
</tbody>
</table>

**PHYSICAL DATA**

**ENDANGERED SPECIES REPORT**

The Illinois Heritage Database contains no record of State-listed threatened or endangered species, IL Natural Area Inventory sites, dedicated IL Nature Preserves, or registered Land and Water Reserves in the vicinity of the project.

**NATURAL RESOURCES INVENTORY**

No NRI or executive summary will be needed due to fact that no buildings are being proposed on the site.

**ACTION SUMMARY**

**TOWNSHIP (Little Rock)**

This was mailed to Frank & Angie Carreno on 4.25.14 and Kendall County has not received any comments to date.

**MUNICIPALITY (Plano)**

This was emailed to Tom Karpus on 4.25.14 and they have no comments.

**REQUESTED ACTION**

**GENERAL**

Approval of a major amendment to an existing Special Use Permit to modify the site and change all their existing conditions. The Petitioners are basically starting over.

**HISTORY**

In 2003/2004 the petitioner requested a special use permit for overnight camping, a variation from the parking lot setback requirements from 50 feet to 20 feet and a variation from the required driveway paving materials – from CA-6 to recycled asphalt. Our parking lot setbacks have changed since then so they will not need a variance for the parking standards. Staff is waiting to hear back what they driveway will be constructed just for clarification as they already were approved for the variance.

Since the special use was approved the recreational camps conditions have changed but since they were previously approved they would be considered legal non-conforming due to the lot size. Below are the new conditions for recreational camps and recreational vehicle parks:

- a. The minimum lot size must be 20 acres
- b. All standards of the Health Department are met in accordance with the requirements set forth in the most recent version of the Kendall County Food Establishment Sanitation Ordinance and Kendall County Food Establishment Sanitation Ordinance.
c. Must seek approval from the Fire and police departments
d. Adequate directional signage must be throughout the property
e. Maximum continuous stay shall not exceed 90 days

They will meet all other standards and those have been placed as conditions on the special use.

SIGNAGE  No sign is proposed at this time, if they would like to have a sign they would need to comply with Section 12 of the Zoning Ordinance and apply for a building permit.

ACCESS  The property is 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 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 minimum the area devoted to off-street parking.

FENCING  The petitioner proposes to install a galvanized steel wire fence attached to steel posts. The posts will be located at ten (10) foot intervals.

HEALTH DEPARTMENT  This would be considered a campground so the site would fall under IDPH regulations. Kendall County would recommend contacting them about a water source or a septic.

FLOODPLAIN  The far western edge of the property has floodway and floodplain as depicted below, nothing plans on being constructed near this.

PREVIOUS CONDITIONS  The following are conditions that were placed on the property in the ordinance from 2004 and are proposed to be deleted:

1. No parking shall be permitted along the access drive/driveway.
2. Unless constructed to Kendall County standards, the proposed driveway shall be used as access only for the proposed use. In the event that access to the campground is obtained via the proposed Plano subdivision “ghost platted” to the south as depicted on attached Exhibit “B”, the proposed driveway off of Little Rock Road will be reserved for emergency vehicles only and not be used for regular access to the property.
3. “No Trespassing” signs are posted every one hundred (100) feet along the northern boundary of the property.
4. The property owner and the petitioner are to submit evidence of liability insurance of sufficient coverage to fully indemnify the adjoining property owners for any liability, property damage, injury, and/or death to livestock covering any person on the subject property at any time as a result of use of the property as a campsite. Said insurance policy shall specifically hold Kendall County, Illinois harmless in any legal action pertaining to this use and fully reimburse Kendall County, Illinois for any expenses incurred in any legal action pertaining to this use, whether or not Kendall County, Illinois is subsequently severed from any legal action that may issue from said use.
Said policy shall indicate that the owner of the parcel, as well as the petitioner, will accept full contractual terms and conditions for financial responsibility for any damages, injuries, death, etc. which may ensue as a result of the use of the property as a campsite. When said insurance is obtained, a copy of the policy's declaration page shall be mailed to the Kendall County Office of Planning, Building and Zoning. No activity covered by this special use permit shall occur prior to receipt of the aforementioned evidence of insurance.

5. Restrict general public access off of Little Rock Road to the property by providing a locked gate at the entrance of the private driveway. In the event that additional entrances to the campsite become available, said additional entrances shall also be restricted to the general public in a similar manner.

6. Restrict usage of the property to primitive (wilderness) tent camping only (any other type of gathering is prohibited). Motor homes, travel trailers, or pop ups are not permitted. The owner and petitioners agree not to build any permanent structures (permitted or not) on with the exception of structures such as privies or similar facilities as may be required for to protect the life, health or safety of campers utilizing the premises.

7. Limit primitive tent camping to a maximum of twelve (12) times per year, not to exceed three (3) consecutive nights per occurrence.

8. Limit the number of campers to not more than fifty (50) people at any one time to include a minimum of one (1) adult for every ten (10) Boy Scouts, and at least two (2) adults over the age of 21 being Scout leaders.

9. Limit the use of the property subject to this special use permit to the Plano Boy Scouts only. Jamborees, or use by other Scout troops, are prohibited.

10. At least two (2) weeks prior to any use covered by this special use permit, the petitioner shall notify surrounding property owners, the Office of the Director of Planning, Building, and Zoning for Kendall County, and Kencom. Written notice or telephone notice shall be deemed sufficient for purposes of this condition.

11. The petitioner shall construct the access drive and parking lot layout to provide a minimum of two (2) twenty to twenty-five (20-25) foot wide bypass areas (pullovers) to accommodate cross traffic staggered along the access drive and minimize the area devoted to off-street parking as indicated in Group Exhibit “C” and in accordance with the variances for setbacks as approved by the Kendall County Zoning Board of Appeals on January 24, 2004. In the event that alternate accesses to the subject property are obtained, they shall be built with sufficient width to allow for cross traffic to flow without interference.

12. This special use permit will be reviewed annually in the years 2005, 2006, and 2007 to determine if there have been any operational issues affecting the adjoining property owners, as well as ascertaining the adherence to the various other stated conditions. Every effort will be made to schedule the aforementioned annual reviews during the same month that the original permit was approved by the County Board in 2004. In the event that the County Board is satisfied with the petitioner's adherence to these conditions, the next schedule review after 2007 will be in 2010 and every three (3) years after in perpetuity.

13. Limit campfires to no more than four (4) fire sites per campout while under adult supervision.

14. The petitioner shall implement a fire/woodland management plan to be reviewed and approved by the local fire protection district(s) and the Kendall County Forest Preserve District.

15. No campfires will be allowed during periods of drought or high fire danger.

16. Receipt of any permits as may be required by the Illinois Department of Public Health.
CONDITIONS  Below are a list of conditions the petitioners will be abiding by but staff does not feel they need to be listed on the special use:

1. The proposed lane/drive/driveway shall be used as access only for the proposed use.
2. "No Trespassing" signs will be posted at the entrance and all corners of the property. The entire property perimeter, fenced and not-fenced will utilize the State Purple Paint law to designate "No Trespassing."
3. Primitive tent camping will be limited to no longer than three (3) consecutive nights per occurrence.
4. The minimum of one (1) adult over the age of 21 for every ten (10) youths.
5. The petitioners will meet the requirements for easement of the TransCanada Pipeline. (Attachment #3) This attachment also discusses the fence location.
6. The property owner and petitioner are to submit evidence of liability insurance of sufficient coverage to fully indemnify the adjoining property owners for any liability, property damage, injury, and/or death to livestock covering any person on the subject property at any time as a result of the use of the property. Said insurance policy shall specifically hold Kendall County, Illinois harmless in any legal action pertaining to the use and fully reimburse Kendall County, Illinois for any expenses incurred in any legal action pertaining to this use, whether or not Kendall County, Illinois is subsequently severed from any legal action that may be issued from said use. Said policy shall indicate that the owner of the parcel, as well as the petitioner, will accept full contractual terms and conditions for financial responsibility for any damages, injuries, death, etc. which may ensue as a result of the use of the property. When said insurance is obtained, a copy of the policy declaration page shall be mailed to the Kendall County Office Planning, Building and Zoning. No activity covered by this special use permit shall occur prior to the receipt of the aforementioned evidence of insurance (attachment #4).
7. The Board feels these changes are for the betterment of both the use of the site and the adjoining property owners. The Board of Trust will be the sole entity to give any individual, group or organization written permission to utilize the site, staying within the guidelines of the trust as seen by the Board of the Trust.
8. Must seek approval from the Fire and police departments.
9. The petitioner shall implement a fire/woodland management plan to be reviewed and approved by the Fox-Little Rock Fire protection district, the Kendall County Forest Preserve and the County Extension Service.

RECOMMENDATION  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 revised 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 operation shall conform to all appropriate Codes and Ordinances of the Illinois 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.

ATTACHMENTS
  1. Attachment #1: Access Road and fence location
  2. Attachment #2: Parking lot layout
  3. Attachment #3: Easement provisions for the TransCanada Pipeline
  4. Ordinance 2004-04: A-1 Special use for a wilderness campground with accessory off-street parking facilities
  5. Ordinance # 2004-05: Variance to the private road standards for type of drive and setbacks
  6. Meeting Minutes from ZPAC on 5.5.14
  7. Plat of Survey of Whole property
A = 6" wooden base/corner posts
B = 6' steel gates

Five (5) foot lane easement / cut
Four (4), foot - three (3) strand steel fence w/ 'T' posts

155' R.O.W.
3.05' R.O.W.
455' R.O.W.

P.grssing Zono 1
80' x 35'

Trans Canada
Easement 100'

P.grssing Zono 1
305' R.O.W
ATTACHMENT #3

Trans Canada Pipeline
Attn: Kenneth L. Van Haitsma
Manager, Lake Michigan Area

Mr. Van Haitsma,

1 April, 2014

This letter is to describe the proposed fencing and access lane to be installed across the TransCanada easement on the ‘Sherman R. Cook Scout Park’ property, here-in referred to as the “Cook” property. This property is located on the West side of Little Rock Road just North of Miller Road. The address for the property is 1701 Little Rock Rd., Plano, IL. 60545. Attached please find a drawing of the proposal.

A public hearing at the county level will be held in the near future to discuss other items along with this lane proposal. I will keep you abreast of any changes up to that time that may arise due to ordinances.

Description of proposed fence
The fence will be a section, described below, that can be removed with minimum impact by your maintenance crews when needed.
+ Four (4) base wooden posts will be set ten (10) feet off the TransCanada easement, one at each end (West & East) on both the North and South property lines of the Cook property. These will be anchor points for both the main fencing for the property and the removable section across the Trans-Canada easement.
+ Three (3) separate strands of 12 gauge galvanized steel wire will be attached to five (5) foot steel ‘T’ posts.
+ Each strand would be wire clipped to each post sixteen (16) inches apart starting four (4) inches from the top.
+ The posts will be located at ten (10) foot intervals.
+ The posts will be set twelve (12) inches into the ground with four (4) feet of post above ground.
+ The posts will be painted purple only on the exterior top twelve (12) inches to meet the State of Illinois regulations for the Purple Paint Law.

Description of proposed access lane
The lane will be a single vehicle width, approximately 8 to 10 feet wide, to allow for emergency vehicles to gain access to the main piece of property. It will not be improved, i.e. rock, asphalt, etc. as it will be limited access to the property through locked gates.

Any questions or concerns please contact me at 847-417-9861 (cell),
E-mail: phil31552@comcast.net or snail mail:
James E. Hill
210 N. Oak St.
Plano, IL. 60545

Semper Fi,

James E. Hill

James E. Hill
ORDINANCE NUMBER 2003 - 04-04

GRANTING A SPECIAL USE
PLANO BOY SCOUTS – (COOK WOODS)

WHEREAS, John P. McGinnis, acting on behalf of the Plano Boy Scouts as a trustee for the property, filed a petition for a Special Use within the A-1 district for the 7.32 acre property located in Little Rock Township along the west side of Little Rock Road, north of Miller Road and south of Glenda Road commonly referred to as "Cook Woods" (PIN 01-09-428-004); and

WHEREAS, said petition will allow the premises to be used as a wilderness campground with accessory off-street parking facilities, as provided in Section 7.01.D.22. (Recreational Camps) of the Kendall County Zoning Ordinance; and

WHEREAS, said property is presently zoned A-1 (Agricultural); and

WHEREAS, said property is legally described in attached Exhibit "A" attached hereto and made a part hereof; and

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 to allow for a wilderness campground subject to the following conditions:

1. No parking shall be permitted along the access drive/driveway.
2. Unless constructed to Kendall County standards, the proposed driveway shall be used as access only for the proposed use. In the event that access to the campground is obtained via the proposed Plano subdivision "ghost platted" to the south as depicted on attached Exhibit "B", the proposed driveway off of Little Rock Road will be reserved for emergency vehicles only and not be used for regular access to the property.
3. "No Trespassing" signs are posted every one hundred (100) feet along the northern boundary of the property.
4. The property owner and the petitioner are to submit evidence of liability insurance of sufficient coverage to fully indemnify the adjoining property owners for any liability, property damage, injury, and/or death to livestock covering any person on the subject property at any time as a result of use of the property as a campground. Said insurance policy shall specifically hold Kendall County, Illinois harmless in any legal action pertaining to this use and fully reimburse Kendall County, Illinois for any expenses incurred in any legal action pertaining to this use, whether or not Kendall County, Illinois is subsequently...
severed from any legal action that may issue from said use. Said policy shall indicate that
the owner of the parcel, as well as the petitioner, will accept full contractual terms and
conditions for financial responsibility for any damages, injuries, death, etc. which may
ensue as a result of the use of the property as a campsite. When said insurance is
obtained, a copy of the policy’s declaration page shall be mailed to the Kendall County
Office of Planning, Building and Zoning. No activity covered by this special use permit
shall occur prior to receipt of the aforementioned evidence of insurance.

5. Restrict general public access off of Little Rock Road to the property by providing a
locked gate at the entrance of the private driveway. In the event that additional entrances
to the campsite become available, said additional entrances shall also be restricted to the
general public in a similar manner.

6. Restrict usage of the property to primitive (wilderness) tent camping only (any other type
of gathering is prohibited). Motor homes, travel trailers, or pop ups are not permitted. The
owner and petitioners agree not to build any permanent structures (permitted or not) on
with the exception of structures such as privies or similar facilities as may be required for
to protect the life, health or safety of campers utilizing the premises.

7. Limit primitive tent camping to a maximum of twelve (12) times per year, not to exceed
three (3) consecutive nights per occurrence.

8. Limit the number of campers to not more than fifty (50) people at any one time to include
a minimum of one (1) adult for every ten (10) Boy Scouts, and at least two (2) adults over
the age of 21 being Scout leaders.

9. Limit the use of the property subject to this special use permit to the Plano Boy Scouts
only. Jamborees, or use by other Scout troops, are prohibited.

10. At least two (2) weeks prior to any use covered by this special use permit, the petitioner
shall notify surrounding property owners, the Office of the Director of Planning,
Building, and Zoning for Kendall County, and Kencom. Written notice or telephone
notice shall be deemed sufficient for purposes of this condition.

11. The petitioner shall construct the access drive and parking lot layout to provide a
minimum of two (2) twenty to twenty-five (20-25) foot wide bypass areas (pullovers) to
accommodate cross traffic staggered along the access drive and minimize the area
devoted to off-street parking as indicated in Group Exhibit “C” and in accordance with
the variances for setbacks as approved by the Kendall County Zoning Board of Appeals
on January 24, 2004. In the event that alternate accesses to the subject property are
obtained, they shall be built with sufficient width to allow for cross traffic to flow without
interference.

12. This special use permit will be reviewed annually in the years 2005, 2006, and 2007 to
determine if there have been any operational issues affecting the adjoining property
owners, as well as ascertaining the adherence to the various other stated conditions. Every
effort will be made to schedule the aforementioned annual reviews during the same
month that the original permit was approved by the County Board in 2004. In the event
that the County Board is satisfied with the petitioner’s adherence to these conditions, the
next schedule review after 2007 will be in 2010 and every three (3) years after in
State of Illinois  
County of Kendall  
Last revised 2/13/04 2:30 pm  

13. Limit campfires to no more than four (4) fire sites per campout while under adult supervision. 
14. The petitioner shall implement a fire/woodland management plan to be reviewed and approved by the local fire protection district(s) and the Kendall County Forest Preserve District. 
15. No campfires will be allowed during periods of drought or high fire danger. 
16. Receipt of any permits as may be required by the Illinois Department of Public Health.

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 February 17, 2004.

Attest: 

[Signature]

John A. Church  
Kendall County Board Chairman

Paul Anderson  
Kendall County Clerk
ORDINANCE 2004 - 05
SUBDIVISION VARIANCE - PRIVATE ROAD STANDARDS
PLANO BOY SCOUTS (COOK WOODS)
7.32 ACRES LOCATED ON THE WEST SIDE OF LITTLE ROCK ROAD
NORTH OF MILLER ROAD AND SOUTH OF GLENDA ROAD
LITTLE ROCK TOWNSHIP

WHEREAS, The Plano Boy Scouts petitioned the County Board for approval of a variance to Section 10.F.10.a. of the Kendall County Subdivision Regulations; and

WHEREAS, the property is legally described in Exhibit “A”; and

WHEREAS, the Zoning, Platting Advisory Committee reviewed the request at their meeting on September 2, 2003; and

WHEREAS, the Committee, after reviewing the request recommended approval; and

WHEREAS, Section 10.F.10.a. of the Kendall County Subdivision Regulations requires private roads and access drives to be improved with 12” of crushed limestone the top 6” of which shall be CA-6 as required; and

WHEREAS, the petitioner wishes to construct an 800 foot long access drive utilizing asphalt filings in-lieu of the required 12” of crushed limestone the top 6” of which shall be CA-6 as required; and

WHEREAS, the Zoning Administrator has evaluated the standards for a subdivision variation, and has recommended approval of the variation request to the County Board; and

WHEREAS, said variation would not have a negative effect on adjacent properties; and

WHEREAS, the granting of the variation will not be detrimental to the public safety, health, or welfare;

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby approves a variation to allow for the construction of an access drive utilizing asphalt filings as depicted on “Exhibit B” attached hereto and made a part hereof.
IN WITNESS OF, this ordinance has been enacted on February 17, 2004.

Paul Anderson
Kendall County Clerk

Attest:

John A. Church
Kendall County Board Chairman
EXHIBIT A

LEGAL DESCRIPTION

That part of the Southeast quarter of Section 9 and the Southwest quarter of Section 10, in Township 37 North, Range 6 East of the Third Principal Meridian, described as follows:
Commencing at the Southwest corner of the Southwest quarter of said Section 10; thence South 89° 02' East along the South line of said Southwest quarter, 150.45 feet to the center line of State Aid Route No. 12; thence North 2° 59' West along said center line 1600.7 feet for a point of beginning; thence North 89° 54' West 1887.91 feet; thence South 1° 44' 54" East 243.3 feet; thence South 89° 12' 38" East 456.00 feet; thence South 0° 57' East 67 feet; thence South 88° 30' East 513.90 feet; thence North 0° 57' West 313.26 feet; thence South 89° 54' East 915.67 feet to the center line of State Aid Route No. 12; thence North 2° 59' West along said center line 15.02 feet to the point of beginning, containing 6.694 acres, in Little Rock Township, Kendall County, Illinois.
ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
May 5, 2014 – Meeting Minutes

Planner Angela Zubko called the meeting to order at 9:10 a.m.

Present:
Megan Andrews – Soil & Water Conservation District
Amy Cesich – PBZ Member
Aaron Rybski – Health Department
Phil Smith – Sheriff’s Office
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Greg Chismark – Wills Burke Kelsey
Brian Holdiman- Building Inspector
Fran Klaas- County Highway Department
Jason Petit- Forest Preserve

Also present: County Board Member John Shaw and petitioner James Hill

AGENDA
A motion was made by Phil Smith to approve the agenda, Megan Andrews seconded the motion. All were in favor and the motion carried.

MINUTES
Megan Andrews made a motion, seconded by Amy Cesich, to approve the April 7, 2014 meeting minutes as amended. All were in favor and the motion carried.

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 and 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 currently conditions, conditions the petitioner will abide by on their property and 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.

ZPAC Meeting Minutes 5.5.14
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. The petitioner shall implement a fire/woodland management plan to be reviewed and approved by the Fox-Little Rock Fire protection district, the Kendall County Forest Preserve and the County Extension Service. (Do we want this to be a condition?)
8. Acquire any permits that may be required by the Kendall County Building or Kendall County Health Department.
9. The special use will be revised 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.
10. All standards of the Health Department are met in accordance with the requirements set forth in the most recent version of the Kendall County Food Establishment Sanitation Ordinance.
11. Must seek approval from the Fire and police departments. (Can probably delete this as well)
12. Adequate directional signage must be throughout the property.
13. Maximum continuous stay shall not exceed 90 days.

Amy Cesich, County Board member, had no questions at this time.

Ms. Andrews stated no NRI or executive summary will be needed due to fact that no buildings are being proposed on the site. Ms. Andrews also suggested to use the Department of Natural Resources as a good resource for the woodland management plan.

James Hill, one of the petitioners stated the woodland plan was to make sure they are cognizant if taking out any trees they will be replacing them with a proper specie.

Commander Phil Smith is more concerned with the surrounding property owners. Planner Zubko stated they will be required to notify them for the next couple meetings. Mr. Hill stated they have kept most of the conditions due to previous neighbor concerns and understand their concerns. They hope the proposed conditions will alleviate any issues.

Aaron Rybski just wanted to clarify there will be no structures on site. Mr. Rybski asked about bathroom facilities or showers. Mr. Hill stated no showers but bathrooms might be proposed in the future. It really depends if the site is utilized. Mr. Rybski asked how the waste will presently be handled. Mr. Hill stated the day camps will not be there for an extended period of time and for campers they will have to utilize a dug pit or outhouse. Mr. Rybski stated he will check with the state regulations with regards to an outhouse.

Planner Zubko asked for a consensus if we should eliminate conditions 7 and 11? All the members deferred to Planner Zubko with eliminating these conditions.

Mr. Rybski will email Planner Zubko the overall language to revise condition number 10.
With no further comments Phil Smith made a motion, seconded by Amy Cesich to approve the major amendment to the special use and forward the petition onto the Plan Commission meeting in May. All were in favor and the motion carried.

Mr. John Shaw wanted clarification on the neighbor concerns. Mr. Smith stated he wanted to try to prevent any problems with the neighbors.

#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:
- 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.
- The operation shall be located a minimum of seven hundred and fifty (750) feet from any occupied single family residence/townhome/duplex.
- 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.
- 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.
- 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:
- Erosion control measures must be in place
- 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.

Aaron Rybski if they are going to do concrete crushing or stockpiling they must stay a certain distance from wells and septic systems. If the septic system is close he suggests roping off the septic system. Planner Zubko will work with Mr. Rybski on adding a condition about septic systems and wells.

Phil smith had no comments at this time.

Megan Andrews thought it was well written and looked like conditions on erosion control and restoring the site.

Amy Cesich liked the text amendment as the County Board has been approached a few times with regards to this.

Mr. Shaw asked what are the underlying districts this would be permitted. Ms. Cesich handed Mr. Shaw a copy of the proposed text amendment.

With no further comments Phil Smith made a motion, seconded by Aaron Rybski to approve the text amendment and forward the petition onto the Plan Commission meeting in May. All were in favor and the motion carried.

ZPAC Meeting Minutes 5.5.14
To: KCRPC  
Date: May 20, 2014  
Re: Text Amendment – Concrete crushing and stockpiling of dirt and concrete (Petition 14-11)

Proposed to be a conditional use in the A-1 Agricultural and all business districts.  
Proposed to be a permitted use in all manufacturing districts.

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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 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:

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Information on Concrete Recycling:

When structures made of concrete are demolished or renovated, concrete recycling is an increasingly common method of utilizing the rubble. Concrete was once routinely trucked to landfills for disposal, but recycling has a number of benefits that have made it a more attractive option in this age of greater environmental awareness, more environmental laws, and the desire to keep construction costs down.

Concrete aggregate collected from demolition sites is put through a crushing machine. Crushing facilities accept only uncontaminated concrete, which must be free of trash, wood, paper and other such materials. Metals such as rebar are accepted, since they can be removed with magnets and other sorting devices and melted down for recycling elsewhere. The remaining aggregate chunks are sorted by size. Larger chunks may go through the crusher again. After crushing has taken place, other particulates are filtered out through a variety of methods including hand-picking and water flotation.
Crushing at the actual construction site using portable crushers reduces construction costs and the pollution generated when compared with transporting material to and from a quarry. Large road-portable plants can crush concrete and asphalt rubble at up to 600 tons per hour or more. These systems normally consist of a rubble crusher, side discharge conveyor, screening plant, and a return conveyor from the screen to the crusher inlet for reprocessing oversize materials. Compact, self-contained mini-crushers are also available that can handle up to 150 tons per hour and fit into tighter areas. With the advent of crusher attachments - those connected to various construction equipment, such as excavators - the trend towards recycling on-site with smaller volumes of material is growing rapidly. These attachments encompass volumes of 100 tons/hour and less.

Uses of recycled concrete
Smaller pieces of concrete are used as gravel for new construction projects. Sub-base gravel is laid down as the lowest layer in a road, with fresh concrete or asphalt poured over it. The US Federal Highway Administration may use techniques such as these to build new highways from the materials of old highways. Crushed recycled concrete can also be used as the dry aggregate for brand new concrete if it is free of contaminants. Also, concrete pavements can be broken in place and used as a base layer for an asphalt pavement through a process called rubblization.

Larger pieces of crushed concrete can be used as riprap revetments, which are "a very effective and popular method of controlling streambank erosion."

With proper quality control at the crushing facility, well graded and aesthetically pleasing materials can be provided as a substitute for landscaping stone or mulch.

Wire gabions (cages), can be filled with crushed concrete and stacked together to provide economical retaining walls. Stacked gabions are also used to build privacy screen walls (in lieu of fencing).

Benefits
There are a variety of benefits in recycling concrete rather than dumping it or burying it in a landfill.

- Keeping concrete debris out of landfills saves landfill space.
- Using recycled material as gravel reduces the need for gravel mining.
- Using recycled concrete as the base material for roadways reduces the pollution involved in trucking material.

Comments from the Highway Department
With all the planned improvements to State Highways in Kendall County over the next few years; and considering that more and more projects will try to recycle every bit as much material as is possible, I think the County should quickly address whether stockpiling dirt and aggregates, as well as crushing concrete is allowed, and under what conditions.

It is my opinion that the County should take a very relaxed position on this, i.e., let the contractors do this in as many places as reasonably possible, with the least restrictions. My reasons include the fact that we want to encourage recycling, so we should give contractors every opportunity to do that. We also must represent the taxpayer; and if contractors are forced to make long hauls to recycle or stockpile materials, it will simply drive the price up for everyone.
With no further comments Phil Smith made a motion, seconded by Amy Cesich to approve the major amendment to the special use and forward the petition onto the Plan Commission meeting in May. All were in favor and the motion carried.

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