CALL TO ORDER- SPECIAL USE HEARING OFFICER

At 7:00 p.m., Chairman Wally Werderich called the Special Use Hearing Officer meeting to order.

ROLL CALL

Members present: Walter Werderich

In the audience: James Hill

MINUTES

Wally Werderich motioned to approve the March 3, 2014 Special Use Hearing Officer Meeting minutes as written.

Chairman Werderich swore in all members of the audience that wished to talk about the special use.

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 operations shall conform to all appropriate Codes and Ordinances of the IL Department of Public Health and the Kendall County Health Department.

9. Adequate directional signage must be throughout the property.

10. Maximum continuous stay shall not exceed 90 days.

The ZPAC and Plan Commission both made a favorable recommendation with some changes to the conditions which have been reflected.

Mr. Hill did not have any comments at this time.

Mr. Walter Werderich opened up the public hearing to the audience members.

With no testimony Walter Werderich closed the public hearing. Mr. Werderich asked if there will be specific campsites or primitive and who will utilize this property. Mr. Hill stated strictly primitive and by anyone that will follow the rules by their Board. There was brief discussion on the Trans Canada Pipeline easement and the impact on this property if any. Mr. Werderich asked about the parking and passing lanes to make sure he is envisioning correctly. Mr. Hill stated the turnaround is wide enough for a school bus or a fire truck. Mr. Werderich asked about the jamborees, Mr. Hill stated there would be no jamborees but the property would strictly be used for outings. Mr. Hill’s definition of a jamboree is with hundreds of scouts and multiple troops. Mr. Hill explained the trust and the conditions on the trust that they are to follow. Mr. Werderich also requested the petitioner explain the purple paint law the state has enacted. Mr. Werderich had no further questions at this time.

Mr. Hill asked if they could change the parking and maybe allow parking up front temporarily but the long term plan would be what is shown in the report. Planner Zubko stated this should not be a problem and we will include that as a condition that the passing zone would move up to 150’ marker to meet setback rules. Mr. Hill asked about the campground wording and the State of Illinois Health Department. Planner Zubko stated she will work with the petitioner on this issue.

Special Use Hearing Officer Werderich reviewed the Findings of Fact for a special use as follows:

§ 13.08.J of the Zoning Ordinance outlines findings that the Hearing Officer must make in order to grant a special use. The Petitioner has answered as follows:

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.* The *Plano Rotary Club Trust 1* was
formed only for the purpose to benefit the community, and has proved to be a very safe and people focused organization.

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The Plano Rotary Trust 1 has had great relationships with all neighbors, never causing any negative situations.*

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is a primitive camp ground and no structures are proposed to be built at this time. An entrance with a culvert has been put in and an access road is proposed to be built in the future.*

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. The Plano Rotary Trust 1 has had been in the county for awhile with no problems in following regulations.*

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Plano Rotary Trust 1 has worked with many local agencies on resource management and other plans and continues to follow through and work within them.*

Wally Werderich made a favorable recommendation with the above findings of fact and the 10 conditions specified on the special use including 1 more condition regarding the temporary parking area to change location.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**
**14-10 Dickson Valley Ministries: Passed on 3.19.14**

**NEW BUSINESS- None**

**OLD BUSINESS**
Vote on changes to the By-laws regarding the notification process- Planner Zubko stated in the packet are the by-laws the Zoning Board of Appeals has passed. Mr. Werderich approved the by-laws as proposed and approved by the Zoning Board of Appeals.

**ADJOURNMENT-** Next meeting will be on July 28, 2014
Chairman Werderich adjourned the Special Use Hearing Officer meeting at 7:27 p.m.

Respectfully Submitted,
Angela L. Zubko
Planning & Zoning Manager & Recording Secretary