KENDALL COUNTY
ZONING AND PLATTING ADVISORY COMMITTEE
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

May 5, 2014 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: County Board: Member from PBZ Committee; County Highway: Fran Klaas; Engineering Consultant: Greg Chismark; County Health: Aaron Rybski; Forest Preserve: Jason Pettit; SWCD: Megan Andrews; Sheriff: Phil Smith; PBZ: Angela Zubko

APPROVAL OF AGENDA

MINUTES: Approval of minutes from the April 7, 2014 ZPAC 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 Rock Creek 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- Proposed to be on the 5.20.14 County Board agenda

PUBLIC COMMENT

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT- Next meeting on June 2, 2014
Planner Angela Zubko called the meeting to order at 9:02 a.m.

Present:
Megan Andrews – Soil & Water Conservation District
Scott Gryder – PBZ Member
Fran Klaas - County Highway Department
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Greg Chismark – Wills Burke Kelsey
Brian Holdiman- Building Inspector
Jason Petit- Forest Preserve
Aaron Rybski – Health Department
Phil Smith – Sheriff’s Office

Also present: Petitioner Ron Reinert

AGENDA
A motion was made by Scott Gryder to approve the agenda, Fran Klaas seconded the motion. All were in favor and the motion carried.

MINUTES
Scott Gryder made a motion, seconded by Megan Andrews, to approve the February 3, 2014 meeting minutes. All were in favor and the motion carried.

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 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 issues. Also at that time 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. Staff will defer to Fran on this issue. The petitioners 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 any suggested changes of the other departments.

Mr. Fran Klaas stated that no ROW needs to be dedicated at this time. Due to the Eldamain project and Fox Road realignment this part of Fox will be a local street so he is not too worried about another access. The petitioner would need to request a variance to add another access point at this time.

Ms. Megan Andrews from the Soil & Water Conservation District is working on the natural resources and executive summary. She stated taking a quick look the area is very flat and has hydric soils. She stated there will be limitations for a conventional septic system.
Mr. Scott Gryder stated Fran and Megan got the important issues and glad the water issues seem to be taken care of.

With no further comments Scott Gryder made a motion, seconded by Fran Klaas to approve the preliminary and final plat and forward the petition onto the Plan Commission meeting in April. All were in favor and the motion carried.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD-
14-02 Dickson Valley Ministries- Approved at the 3.19.14 County Board meeting
14-03 Plat of Vacation- Approved at the 2.18.14 County Board meeting
13-26 Green Organics, Inc.- Approved at the 3.19.14 County Board meeting
13-31 Candice Hadley- Approved at the 2.18.14 County Board meeting

PUBLIC COMMENT- There were no comments.

OLD BUSINESS- None

NEW BUSINESS- None

AJOURNMENT- Next meeting on May 5, 2014
With no further business to discuss Megan Andrews made a motion, seconded by Fran Klaas to adjourn the meeting at 9:21 a.m. The motion carried.

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 (\frac{1}{2}) 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; Plano</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

Awaiting the report

NATURAL RESOURCES INVENTORY

Need to check with the SWCD to see if an executive summary will be needed, in 2004 an NRI was not needed due to no buildings being proposed.

ACTION SUMMARY

TOWNSHIP (Little Rock)

This was mailed to Frank & Angie Carreno on 4.25.14

MUNICIPALITY (Plano)

This was emailed to Tom Karpus on 4.25.14

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 awaiting to hear back what their 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 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 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.

**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 Pain 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.

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. 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 his 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 and 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.

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. Plat of Survey of Whole property
ATTACHMENT 1

A = 6" wooden base/corner posts
B = 6' steel gates

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Five (5) foot lane easement/city
Four (4) foot-Three (3) strand steel fence w/t posts

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PASSENGING ZONE 1
80' x 35'

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TRANS CANADA EASEMENT 100'

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R.O.W. CTR. RD 35'
ATTACHMENT "1" B. 2

PARKING PLAN "A"

SEE ATTACHMENT "2"

PASSING ZONE 2

80' x 35'
ATTACHMENT 2
PARKING PLAN - "A"

Diagram showing a parking plan with dimensions and markings.
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: hilis1382@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 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 scheduled review after 2007 will be in 2010 and every three (3) years after in
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:

John A. Church
Kendall County Board Chairman

Paul Anderson
Kendall County Clerk
State of Illinois  
County of Kendall  

Zoning Petition  
#03-39 Plano Boy Scouts  
(Cook Woods)  

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.

[Signatures]

Attest:

Paul Anderson
Kendall County Clerk

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 5 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, 158.45 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.
To: ZPAC  
Date: April 28, 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.

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.

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 or 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.