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.
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 using 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:

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.

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.
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- There were no comments.

OLD BUSINESS- None

NEW BUSINESS- None

AJOURNMENT- Next meeting on June 2, 2014
With no further business to discuss Phil Smith made a motion, seconded by Aaron Rybski to adjourn the meeting at 9:45 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Planning & Zoning Manager