

AGENDA OF THE LEE COUNTY BOARD

OCTOBER 19, 2004

9:00 a.m.

**3RD FLOOR BOARDROOM, OLD LEE COUNTY COURTHOUSE
112 E. SECOND STREET, DIXON, ILLINOIS**

OPEN MEETING WITH INVOCATION OR PLEDGE OF ALLEGIANCE

ROLL CALL

ANNOUNCEMENTS

APPROVAL OF BOARD MINUTES OF PREVIOUS MINUTES

PUBLIC/VISITOR COMMENT:

- A. ITEMS ON THE AGENDA - VISITORS ALLOWED 10 MINUTES
- B. ITEMS NOT ON THE AGENDA - VISITORS ALLOWED 5 MINUTES

TO ZONING BOARD: 04-P-1397 D&E Farms Ashton Twp.
04-P-1398 Lakeview Farms Willow Creek Twp.

TO PLANNING COMMISSION: -0-

FROM ZONING BOARD: 04-P-1394 Wycliffe Bible Translators East Grove Twp.
04-P-1395 Shippert South Dixon Twp
04-P-1396 Lee County Ashton Twp

FROM PLANNING COMMISSION: 04-PC-42 Koch Reynolds Twp

REPORTS OF COMMITTEE:

911 BOARD	R.C.&D. - BLACKHAWK HILLS
ADMINISTRATIVE SERVICES	COUNTY SERVICES
SOLID WASTE/HEALTH & WELFARE	FINANCE
ROAD & BRIDGE	CLAIMS
COMMITTEE CLAIMS	EXECUTIVE/JUDICIAL/LAW ENFORCEMENT
COUNTY PROPERTIES	

COUNTY OFFICERS REPORTS, REQUEST FOR DEPOSIT OF FUNDS, ORDERS PAID IN VACATION

OLD BUSINESS

NEW BUSINESS

APPOINTMENTS Maple Grove Drainage District - Thomas Draper

Authorization to Distribute Real Estate Tax Money - Lee County Housing Authority

Teamster Union Contract - Clerk/Treasurer

State's Attorney Quarterly Report

Tourism - Intergovernmental Agreement

Resolution - District Comprehensive Economic Development Strategy - Annual Report

Preliminary Budget 2004/2005

Resolution - Joint Highway Agreement - Pilgrim Road (Lee & Ogle Counties)

Resolution - Amend Solid Waste Resolution

Resolution - Amended Levy

MILEAGE & PER DIEM

ALL BILLS & APPROPRIATIONS ALLOWED BY ROLL CALL

ADJOURN

LEE COUNTY
ZONING BOARD OF APPEALS
TELEPHONE 288-3643 LEE COUNTY COURT HOUSE
DIXON, ILLINOIS 61021

ZONING REPORT FOR SEPTEMBER 2004

There were a total of 28 permits issued for the month of September with a total dollar volume of \$3,403,010. There were 4 permits issued for single-family homes in the amount of \$911,700.

There are 3 petitions for the County Board to take action on:

1. 04-P-1394, Wycliffe Bible Translators

Petitioner is requesting PPN # 08-20-09-100-012, East Grove Township commonly known as 820 Union Road, Harmon be rezoned from AG-1, Agricultural District to Special Use for a campground and recreational area. Property is located on the north side of Union Road approximately $\frac{3}{4}$ of a mile west of IL Rt. 26.

The Zoning Board of Appeals voted unanimously to recommend approval of this petition with the amendments to the Special Use permits (attached to minutes).

2. 04-P-1395, Wesley A. Shippert

Petitioner is requesting PPN #18-08-26-427-004, South Dixon Township be rezoned from I-1, Light Industrial District; C-3, Service District and R-4, Multi-Family Dwelling District to AG-1, Agricultural District. Property is located on the east side of Eldena Road at the intersection with South Eldena Road and consists of approximately 57 acres.

The Zoning Board of Appeals voted unanimously to recommend approval of this petition.

3. 04-P-1396, Lee County

Petitioner is requesting PPN #03-04-25-200-008, Ashton Township (5.02 acres) commonly known as 2349 Quarry Road, Ashton be rezoned from AG-2, Concentrated Livestock District to AG-1, Agricultural District. Property is located on the south side of Quarry Road approximately a $\frac{1}{2}$ mile west of Meridian Road. Livestock is no longer raised at this location.

The Zoning Board of Appeals voted unanimously to recommend approval of this petition.

Very truly yours,

Chris Henkel

Chris Henkel
Zoning Administrator

LEE COUNTY ZONING BOARD OF APPEALS

BOARD MEMBERS

Ron Conderman, Chairman
Craig Buhrow, Vice Chairman
Mike Pratt, Member
Gene Bothe, Member
Tom Fassler, Member
Howard Schoenholz, Alternate
Gene Hardiek, Alternate

Chris Henkel, Zoning Administrator
Katie Murray, Clerk

The Lee County Zoning Board of Appeals met Thursday, October 7, 2004 at 7:00 p.m. in the Lee County Courthouse, Dixon Township, Dixon, Illinois. The Chairman called the meeting to order and the Clerk called the roll with the following members present: Fassler, Bothe, Pratt, Buhrow and Conderman.

Chairman Conderman asked for a motion to approve last month's minutes. Craig Buhrow made a motion to approve, seconded by Gene Bothe. All in favor.

The first petition on Chairman Conderman addressed was Petition No. 04-P-1395, Wesley A. Shippert. Petitioner is requesting PPN#18-08-26-427-004, South Dixon Township be rezoned from I-1, Light Industrial District; C-3, Service District and R-4, Multi-Family Dwelling District to AG-1, Agricultural District. Property is located on the east side of Eldena Road at the intersection with South Eldena Road and consists of approximately 57 acres.

Chris Henkel was sworn in and indicated the petitioner is not present. Mr. Henkel demonstrates on the plat map the location of the property. He explained it is behind the old nursing home. Mr. Henkel stated that the petitioner came to the zoning office and requested this property be reduced to AG-1. Mr. Henkel stated the zoning office welcomes anyone wanting to rezone to AG-1.

Mike Pratt made a motion to approve Petition No. 04-P-1395, seconded by Gene Bothe. Those voting aye: Tom Fassler, Gene Bothe, Mike Pratt, Craig Buhrow, Ron Conderman. Those voting nay: none. Chairman Conderman stated this will go before the full county board with a recommendation.

Ron Conderman stated the next petition on the agenda is Petition No. 04-P-1396, Lee County. Petitioner is requesting PPN # 03-04-25-200-008, Ashton Township (5.02 acres) commonly known as 2349 Quarry Road, Ashton be rezoned from AG-2, Concentrated Livestock District to AG-1, Agricultural District. Property is located on the south side of Quarry Road approximately ½ mile west of Meridian Road. Livestock is no longer raised at this location.

Chris Henkel asks if anyone is here representing this petition, no one came forward. Mr. Henkel stated that this is clean up zoning. This property has not been used for livestock in a couple of years. Mr. Henkel reported that our ordinances state property must be reduced if it does not qualify.

Tom Fassler made a motion to approve Petition No. 04-P-1396, seconded by Craig Buhrow. Those voting aye: Tom Fassler, Gene Bothe, Mike Pratt, Craig Buhrow, Ron Conderman. Those voting nay: none. Chairman Conderman stated this will go before the full county board with a recommendation.

Ron Conderman introduced the last petition on the agenda, Petition No. 04-P-1394, Wycliffe Bible Translators. Petitioner is requesting PPN #08-20-09-100-012, East Grove Township commonly known as 820 Union Road, Harmon be rezoned from AG-1, Agricultural District t to Special Use for a campground and recreational area. Property is located on the north side of Union Road approximately ¾ of a mile west of IL Rt. 26.

Mr. Conderman asked for anyone representing this petition to please step forward. Tommy Dunckel is sworn in and indicates he is works for Wycliffe Bible Translators. Mr. Dunckel described his past missionary work experience.

Mr. Dunckel explained the property was originally considered a retreat center, not a campground. He indicated that a public health inspector from the State came by and stated they have to be zoned as a campground. Mr. Dunckel stated the kids stay at the facility for one week. They use the facility; their leaders do all of the cooking, discipline, instructing, etc. Mr. Dunckel explained this facility is very rustic.

Mr. Conderman asked what the age group of the children is. Mr. Dunckel answered from age 12 to college age. Mr. Conderman asked where the children come from. Mr. Dunckel reported locally, Chicago, California, Pennsylvania. Next summer they are hoping to have some from Alaska. Mr. Conderman asked how many people are utilizing this facility at a time. Mr. Dunckel explained there are 30 people at a time. This is the most we can have unless we go to Phase 2 of the property, Mr. Dunckel stated. Mr. Conderman asked what church this is affiliate with. Mr. Dunckel reported it is non-denominational. Mr. Dunckel stated Wycliffe Bible Translators translates the Bible into different languages around the world.

Craig Buhrow asked was the size of the requested property is. Mr. Dunckel answered ten acres. Tom Fassler asked Mr. Dunckel to demonstrate on the plat the location, Mr. Dunckel does so. Chris Henkel stated the area is zoned AG-1.

Mike Pratt asked how long each group stays. Mr. Dunckel stated they arrive Sunday afternoon and leave the following Saturday afternoon. Mr. Dunckel reported they will try to get 13 groups through in a summer. Mike Pratt asked if this has been in operation for two years. Mr. Dunckel stated it has; they did not feel they had to have a permit and acted under a retreat center.

Chris Henkel reported that none of our ordinances specifically address what they are doing out there, the closest is a campground. Mr. Henkel stated we need something specific for the activity taking place out there now.

Mr. Dunckel reported they have three RV sites out there for those helping with the training and building. They do not want this set up for a public campground.

Tom Fassler asked if this will satisfy the Health Department. Mr. Dunckel reported we do not supply medicine, food or discipline. There is a possibility of building a house in front of this property for security. This facility has been set up as a rustic campground.

Mike Pratt asked why this site was chosen. Mr. Dunckel said it was because of the location between the surrounding expressways and highways. He reported that there are only two Jungle Jump Off sites in the U.S.; one in Illinois and one is North Carolina. The site in Waxhaw, North Carolina currently has a four year waiting list. Mr. Dunckel explained the training that is completed at the campground. Mr. Dunckel explained that very unique functions are completed. Mr. Dunckel stated that two days out of the week the group goes out and helps the community. Mr. Dunckel stated they are trying to get more people to sign up from the community who need help.

Ron Conderman asked if there is any shelter. Mr. Dunckel reported there are five houses built on stilts (Champas), one pavilion, a storage unit, two bath houses (that utilize bucket showers that are heated like a boiler system and flush toilets), there is a 24X24 office that is two floors, a pole barn. He stated they want to build two more buildings. Mr. Dunckel stated if the Lord opens it up we can do two winter/spring retreats.

Gene Bothe asked where the money to operate the facility comes from. Mr. Dunckel stated it is all donations from churches and individuals.

Attorney Dan Fish is sworn in and indicated he was asked to appear on behalf of: Bill Evans, Bill and Doris Kerry, Jennifer and Jeffery Vasan, Hazel Rueter and Pam Kerry. These are all the neighbors to the north, east and south. Attorney Fish asked how long ago the construction started out there. Mr. Dunckel reported 4 to 5 years ago. Attorney Fish asked Mr. Dunckel where he was before coming to Lee County. Mr. Dunckel stated he was in West Chicago and prior to that he was in New Guinea.

Attorney Fish asked Mr. Dunckel if he has always been with Wycliffe Bible Translators. Mr. Dunckel answered since 1982. Attorney Fish asked what his position is with them. Mr. Dunckel stated he just stepped down from Director of Jungle Jump Off and he will be going to Orlando to work in the maintenance department of the main office.

Attorney Fish asked how Jungle Jump Off came about. Mr. Dunckel reported it started in Waxhaw, North Carolina in 1980. It was started for young people to come down and volunteer at the center and would do a week worth of work. This included packing up Bible's and sending them over seas. In 1990 it became more of training time for young people for short term mission trips. Initially they had a five year plan to build two more

Jungle Jump Off's one would be in California and one in the Illinois-Michigan area. The one in California did not open.

Attorney Fish asked how they chose the operation in Lee County. Mr. Dunckel reported that they had a church leadership council meeting in Chicago. Jenny Morris was at the meeting representing her church as a mission chairman and asked them to look at the property in Lee County to see if it would work to build a Jungle Jump Off. Mr. Dunckel stated they looked at several different sites and every time it came back to this site because of its location.

Attorney Fish stated there is a maximum of 30 trainees out there at one time and the purpose is to give them experience for primitive conditions they would experience if they went for missionary work. Mr. Dunckel stated that is correct. Attorney Fish clarified the age group. Attorney Fish stated there are 4 to 5 supervisors for 30 kids. Mr. Dunckel stated there would be 5 supervisors, one for each champa.

Dan Fish stated that since this is school age children this is used between Memorial Day and Labor Day. Mr. Dunckel stated that is correct. Attorney Fish asked what was done to investigate the laws or ordinances out here. Mr. Dunckel stated he told a state health inspector in Rockford what he was doing and asked if he had to be zoned as a campground. He was told no, it would be alright as a retreat center. Mr. Dunckel stated he did not know any different until he was told so this summer. Attorney asked if Mr. Dunckel checked with any local ordinances and requirements. Mr. Dunckel stated no.

Attorney Fish asked if Wycliffe is the title holders of the ten acres, Mr. Dunckel stated that is correct. Attorney Fish asked Mr. Dunckel to show the layout of the buildings on the property. Mr. Dunckel does so and explains phase 2 would be a mirror image to this property. Attorney Fish gave the board a picture of a champa from the Wycliffe website.

Attorney Fish stated that he noticed in the brochures there is talk about swimming. Mr. Dunckel stated that they utilize a local pool or the Green River.

Tom Fassler asked when the groups come out if they come out in their own cars. Mr. Dunckel stated they usually come out in groups, vans or buses. Tom Fassler asked if you had 30 people and had 30 cars would that be a problem. Mr. Dunckel stated yes, they would not allow that because they do not have the space. Mr. Dunckel reported part of the process is team building and they want them to come out in groups.

Ron Conderman asked if they bring their own vehicles do they have a right to leave. Mr. Dunckel stated they are not supposed to leave unless it is an emergency. They cannot leave unless they have permission, an example would be to pick up groceries. Attorney Fish asked how many vehicles are out there at a time. Mr. Dunckel reported three to four, the maximum would be five.

Attorney Fish asked if there is any four wheeler or snowmobile use. Mr. Dunckel stated no. Attorney Fish discusses that if the additional champa was built there would not be a

need for the RV sites. Mr. Dunckel reported that they might want to use the RV sites when it came time to build the house on the front. This is because a group of people will come build the house for free as long as Wycliffe supplies the material. These people are from RV Campers International and would want to use the RV sites.

Attorney Fish asked if the champa for staff sleeps four to five. Mr. Dunckel stated five; there is a queen size bed and three bunk beds. Attorney Fish inquired if Mr. Dunckel wants to mirror this staff champa on the other side. Mr. Dunckel stated yes, but a little larger. Attorney Fish asked the dimensions, Mr. Dunckel stated 16 X 20.

Mike Pratt asked after the summer months if they drain and close everything up and walk away. Mr. Dunckel stated they are out there all year long doing various things. They do drain from the office all the way down to the bath houses and shut the bottom half off, Mr. Dunckel explained.

Mike Pratt asked if there are plans in the future to make this all year around. Mr. Dunckel stated as of right now they would never use the bottom half but if they built the second phase they might want to use this all year around. That would be by need only. It is kind of hard to do that with kids that are in school, Mr. Dunckel reported. He stated that if it were to be used it might be for weekend retreats.

Attorney Fish stated that Wycliffe is a tax exempt body so they do not pay any real estate taxes. Mr. Dunckel stated that is correct. Attorney Fish clarified the business end of Jungle Jump Off is also located on this property.

Attorney Fish asked if there are any fences around the property. Mr. Dunckel stated not at the present but they are on the way, the posts are in the ground. Attorney Fish stated that this has become quite a bit more than was originally represented to the neighbors. Mr. Dunckel stated yes with the office and multi-purpose building it is. The facilities for the participants are not, Mr. Dunckel stated. Attorney Fish stated he does not have any more questions.

Attorney Fish indicated he would like to make a statement to the board. He stated that the neighbors understood this to be a primitive type campsite that trains young people in missionary work. He indicated that he does not believe any one was against that or now is against that concept but maybe the manner in which it is being purposed. Attorney Fish stated that when they are told one thing and something else comes out of it there is a little bit of sense of betrayal.

Attorney Fish stated that this permit for special use is termed in way to broad of a fashion and there are concerns in what this will bring to change the character of the area. Attorney stated this is a farming area, a heavily forested area and there is a great deal of wildlife. The concerns are to give them a special use permit to operate a campground and recreational use area. There is an objection to the issue of a permit in that fashion.

The concerns are with what's there, if it should get any larger and what impact it should have on surrounding properties, Attorney Fish reported. He explained individuals owning surrounding properties and what the property is used for. He stated that another concern is that Wycliffe provides the facilities and basically washes their hands of everything else to do with it. The church or whoever comes out is responsible for ensuring the kids are properly fed, that they stay on the grounds and they are properly supervised.

Attorney Fish explained there are concerns about a low area, a waterway that if backed up will come on to the fields where Mr. Kerry farms. He stated that during the construction process some culverts may have been smashed and now to get over there have been rocks put up essentially blocking the shallow waterway. He stated their concern is that it is properly removed and remedied with a culvert.

Attorney Fish stated their other concern is too many people on the grounds. He reported that only problem he is aware of is people leaving the property and going to neighboring property. He stated that his concerns would be particularly during the hunting season and could see this as a potential hazard.

This area has a basic peaceful nature to it and by allowing for this facility to grow any larger destroys the character which is provided there, Attorney Fish stated. Attorney Fish stated they are asking if this tribunal does make a recommendation to the county board it should have some real restrictions on it.

Attorney Fish stated that before this goes to the County Board he believes this board must make certain findings. He asked to look at AG-1 zoning, Attorney Fish read the definition. He stated that what is being asked by Wycliffe does not conform, it is not allowed under an AG-1 designation. He stated he believes we can move forward but asks for specific restrictions.

Attorney Fish stated that he has drafted a Special Use permit with neighbors and would like to read the highlights. Please see attachment #1. Attorney Fish shows on the attached map the buildings and sites that have been removed.

Chairman Conderman asks for additional comments. Mike Pratt stated that special use goes with the owner. Mr. Pratt asked who the title owner of the property is and if Attorney Fish is comfortable with that. Attorney Fish stated that deed is in the name of Wycliffe Bible Translators and certainly if someone else comes in to operate it there is a concern.

Mr. Dunckel stated that one of the things he has tried to do was let all the people know what was going on. He stated that they never tried to hide anything; he came in for building permits before doing anything. Mr. Dunckel stated that a semi truck did crush the culvert. The culvert is above the culvert of the road and water has come over the road on both sides.

