

Revised 10/8/96

STATE OF ILLINOIS)
)ss.
COUNTY OF KENDALL)

96-15

**AN ORDINANCE GRANTING REZONING OF JOHN BRITT
REAL PROPERTY FROM A-1 COUNTY AGRICULTURAL TO
A-1 SPECIAL USE TO PERMIT A TRUCK DRIVER TRAINING SCHOOL**

WHEREAS, the County Board, Zoning Board of Appeals, Plan Commission and County Zoning and Platting Advisory Committee have held all necessary Public Hearings and considered the application of JOHN BRITT requesting that the County rezone certain real property; For a Truck Driver Training School as an A-1 Special Use Permit and

WHEREAS, publication was duly had in the Kendall county Record, a newspaper of general circulation, and the hearing held as to the request of Petitioner seeking an A-1 Special Use Permit for purposes of allowing a Truck Driver Training School to be operated on the real property described in the attached Exhibit "A"; and

WHEREAS, positive recommendations have been made by each Advisory Body to the Kendall County Board for purposes of allowing a Truck Driver Training School to be operated on the subject real property in compliance with the conditions set out in this Special Use Permit;

NOW THEREFORE, upon Motion duly made, Seconded, and Approved by a majority of those members of the County Board hereby voting do approve a change in zoning from A-1 to A-1 Special Use for the purpose of operating a Truck Driver Training School in order to allow Petitioner and his successors, heirs, and assigns to operate said school on the subject real property described in the attached Exhibit "A", and the Special Use Permit hereby issued shall include the following terms and conditions:

1. That a Site Drawing of James M. Olson & Associates date August 20, 1996 is hereby approved and incorporated herein as part of this Special Use Permit and made a part hereof as Exhibit "B".

2. That said Truck Driving Training School shall comply with the rules and regulations adopted by the Offices of the Illinois Secretary of State for operation of a Truck Driving Training School, not exceeding twenty-four (24) students in any one session, as per the attached Exhibit "C" incorporated herein by reference.

3. That said facility shall maintain only one driveway cut, which shall be in conformance with the Illinois Department of Transportation Permit previously issued to John Britt, which is attached hereto and maintained during the continuation of said Truck Driver Training School incorporated herein as Exhibit "D." That all students car parking shall be immediately to the front of the building being used to operate and store semi-tractors used in the operation of said school. Petitioner shall file with the Kendall County Zoning Officer, a letter from the Illinois Department of Transportation indicating that the existing driveway is satisfactory for the operation of the subject Special Use.

Parking for all semi-trailers shall be located on the gravel area between the Special Use Building and the House located North and adjacent thereto so that said Trailers will be parked at all times when no in use for school purposes being the front line of said residence.

All semi-tractors shall be parked inside the Special Use Building when not in use for School purposes. It is further agreed that a "No Parking" strip notation shall be placed on the Special Use Site Plan showing that "No Parking" shall be permitted in an area 95' perpendicular

to the West Right-of-Way line of Rt. 47 and the West Right-of-Way line of Rt. 71.

4. That said School shall maintain a Certificate of Liability Insurance in a minimum of at least Five Hundred Thousand Dollars (\$500,000), and a copy of said Certificate of Insurance shall be tendered to the Kendall County Zoning Office for retention in its file.

5. That in the event any outdoor signage is desired, the applicant shall comply with the Kendall County Sign Ordinance, limited to signage is permitted in A-1 Agricultural Districts.

6. That the hours of operation of said school shall be limited to 7:00 a.m. through 6:00 p.m. Monday through Friday.

7. That the School shall be limited to a maximum of 24 students at any one session.

8. That Petitioner shall be allowed a maximum of four semi-tractors and four semi-trailers on the subject premises.

9. That classes may be permitted in the premises only if bathroom, septic, and well facilities are installed in conformance with Illinois Public Health Code and Kendall County Ordinances as are subject to permit by the Kendall County Health Department and the Kendall County Zoning Office.

10. Petitioner shall comply with any drainage recommendation made by Morris Engineering, the Kendall County Drainage Engineer.

11. The Special Use Permit issued herein is being issued subject to Petitioner's acknowledgement of the receipt and understanding of the Kendall County Right To Farm Easement Language as to his adjoining neighbors, which shall be typed in full in Special Use Site Plan.

12. That said Special Use Permit shall be subject to review at intervals of 2 years; and

that at such time Illinois Department of Transportation warrants may require a turn lane it will be constructed at Petitioner's expense in conformance with Illinois Department of Transportation regulations.

13. That no expansion of the Special Use shall take place without further review of the County Zoning Staff, and if the County Zoning Staff deems it necessary without further public hearing.

14. That the Special Use Permit is a covenant running with the land, for the limited purposes of a Truck Driver Training School at the subject site.

IN WITNESS WHEREOF, this Ordinance has been enacted this 15 day of OCTOBER 1996.



COUNTY BOARD CHAIRMAN



ATTEST:



COUNTY CLERK

LAW OFFICES OF DANIEL J. KRAMER
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