

STATE OF ILLINOIS)
)ss.
COUNTY OF KENDALL)

96-19

AN ORDINANCE GRANTING REZONING OF LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST #100303 REAL PROPERTY FROM A-1 COUNTY AGRICULTURAL TO A-1 SPECIAL USE TO PERMIT US OF THE SITE AS A HISTORICAL AND ARCHITECTURAL PRIVATE EXPOSITION SITE

WHEREAS, the County Board, Zoning Board of Appeals, Plan Commission and County Zoning and Platting Advisory Committee have held all necessary Public Hearing and considered the application of LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST #100303 requesting that the County rezone certain real property; 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 Petitioners seeking an A-1 Special Use Permit for purpose of allowing use of the site for Historical and Architectural Presentation for purposes of allowing the public and persons and organizations to view the "Farnsworth House" and related art work and sculptures of the subject said property 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 and by the Little Rock Township Plan Commission, Little Rock Township Board, City of Plano Plan Commission, and Plano City Council for purposes of allowing use of the site as a Historical and Architectural Private Exhibition Site 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 in order to allow Petitioner and its successors, heirs, and assigns to operate a

Private Historical and Architectural Site on the real property described in the attached Exhibit "A", and the Special Use Permit hereby issued shall include the following terms and conditions:

1. That the Site Drawing of James M. Olson dated August 27, 1996 is hereby approved and incorporated herein as part of this Special Use Permit and made a part hereof as Exhibit "B".

2. That all parking areas used by said site shall be located in accordance with the Kendall County Zoning Regulations and in compliance with the Drawing attached hereto.

3. That said Historical and Architectural Site shall comply with the rules and regulations adopted by the Special Use Ordinance of the County of Kendall, adopted as Ordinance # _____, as per the attached Exhibit "B" incorporated herein by reference.

4. That said facility shall maintain one driveway cut, for its entrance and parking area as depicted on the site drawing.

5. That said Petitioner 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.

6. That the hours open to the Public for viewing the site shall be limited to 8:00 a.m. through 7:00 p.m.; or dark during times of the year when daylight ends before 7:00 p.m.

7. Petitioner shall provide Restroom Facilities in compliance with Illinois Public Health Code and Kendall County Health Department Regulations.

8. Petitioner shall comply with the Americans With Disabilities Act where applicable with regard to access.

9. Groups or individuals viewing the premises shall be by appointment with a designated representative of Petitioner, and shall not exceed 25 persons in any one group touring

the site.

10. Petitioner shall furnish a Flood Elevation Certificate showing the 100 year Flood Elevation on the subject site to the Kendall County Zoning Office.

The waiting area structure to be constructed above the 100 year Flood Elevation.

11. That said Special Use Permit shall be subject to review at intervals of ___ years.

12. 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.

13. That the Special Use Permit is a covenant running with the land, for the limited purposes of Private Historical and Architectural Exposition at the subject site.

IN WITNESS WHEREOF, this Ordinance has been enacted the 15 day of

OCTOBER, 1996.


COUNTY BOARD CHAIRMEN


ATTEST:


COUNTY CLERK