

ORDINANCE NUMBER 2014 - 17

**GRANTING A MAJOR AMENDMENT TO A SPECIAL USE FOR
PLANO ROTARY CLUB TRUST 1 AT 1701 LITTLE ROCK ROAD**

WHEREAS, the Plano Rotary, Plano Boy Scout Troop 71 & the Plano American Legion Post 395 have filed a petition for a major amendment to their Special Use within the A-1 Agricultural Zoning District for a 7.32 acre property located on the west side of Little Rock Road, 2.75 miles north of Route 34, 0.3 miles north of Miller Road, commonly known as 1701 Little Rock Road, (PIN# 01-09-428-004), in Little Rock Township; and

WHEREAS, said property is currently zoned A-1 Agricultural with an existing Special Use for operation of a recreational campground; and

WHEREAS, said petition is to amend their existing special use permit to continue operation of their recreational campground modifying their site plan and existing conditions; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a special use to allow for a wilderness campground with accessory off-street parking facilities as provided in Section 7.01.D.22 (Recreational Camps) with conditions for 7.32 acres as Ordinance 2004-04 on February 17, 2004; and

WHEREAS, the County Board of Kendall County, Illinois did grant the petitioner said request for a variance to the subdivision regulations for private roads 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 Ordinance 2004-05 on February 17, 2004; and

WHEREAS, said property is legally described as:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10, IN TOWNSHIP 37 NORTH, RANGE 6 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.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed

including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on June 2, 2014; and

WHEREAS, the findings of fact were approved as follows:

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The Plano Rotary Club Trust 1 was formed only for the purpose to benefit the community, and has proved to be a very safe and people focused organization.***

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The Plano Rotary Trust 1 has had great relationships with all neighbors, never causing any negative situations.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **This is a primitive camp ground and no structures are proposed to be built at this time. An entrance with a culvert has been put in and an access road is proposed to be built in the future.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Hearing Officer. **Plano Rotary Trust 1 has had been in the county for awhile with no problems in following regulations.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The Plano Rotary Trust 1 has worked with many local agencies on resource management and other plans and continues to follow through and work within them.***

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns of the property owner as to the same special use conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby repeals Kendall County Ordinance #04-04 in its entirety and grants approval of a major amendment to their existing special use zoning permit to continue operation of their recreational campground at 1701 Little Rock Road subject to 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. Allow passing zone 1 to be moved up the 150' setback line to help cost. The ultimate plan is to follow Attachment #1.
7. Acquire any permits that may be required by the Kendall County Building or Kendall County Health Department.
8. The operation shall conform to all appropriate Codes and Ordinances of the Illinois Department of Public Health and the Kendall County Health Department
9. Adequate directional signage must be throughout the property.
10. 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 & Little Rock Township 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.

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 June 17, 2014.

Attest:



Debbie Gillette
Kendall County Clerk

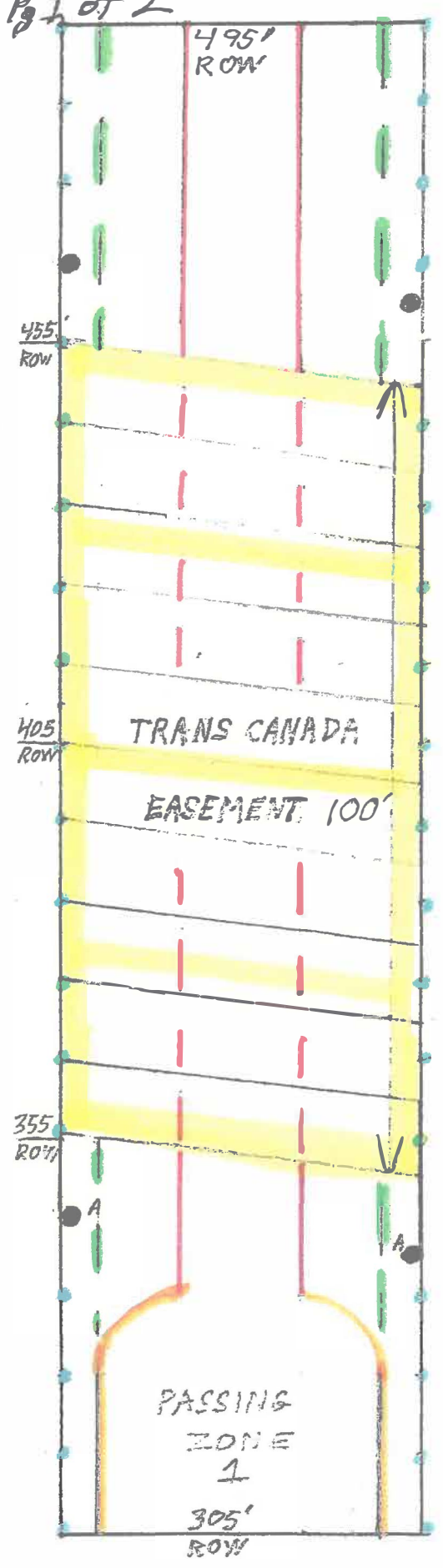
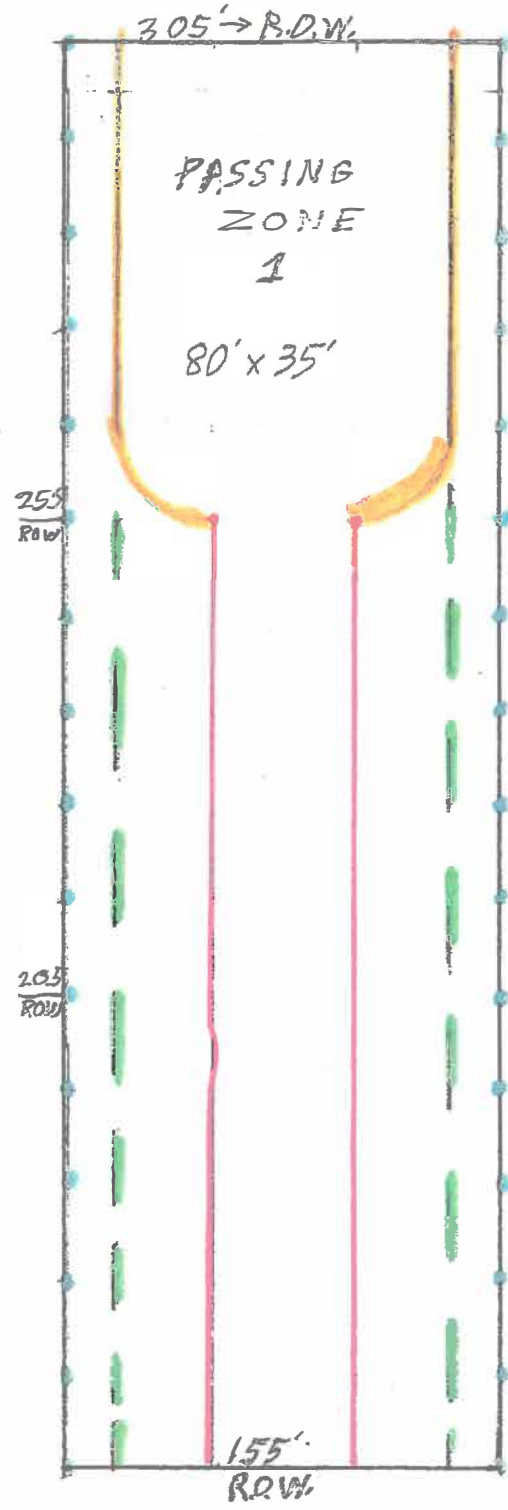
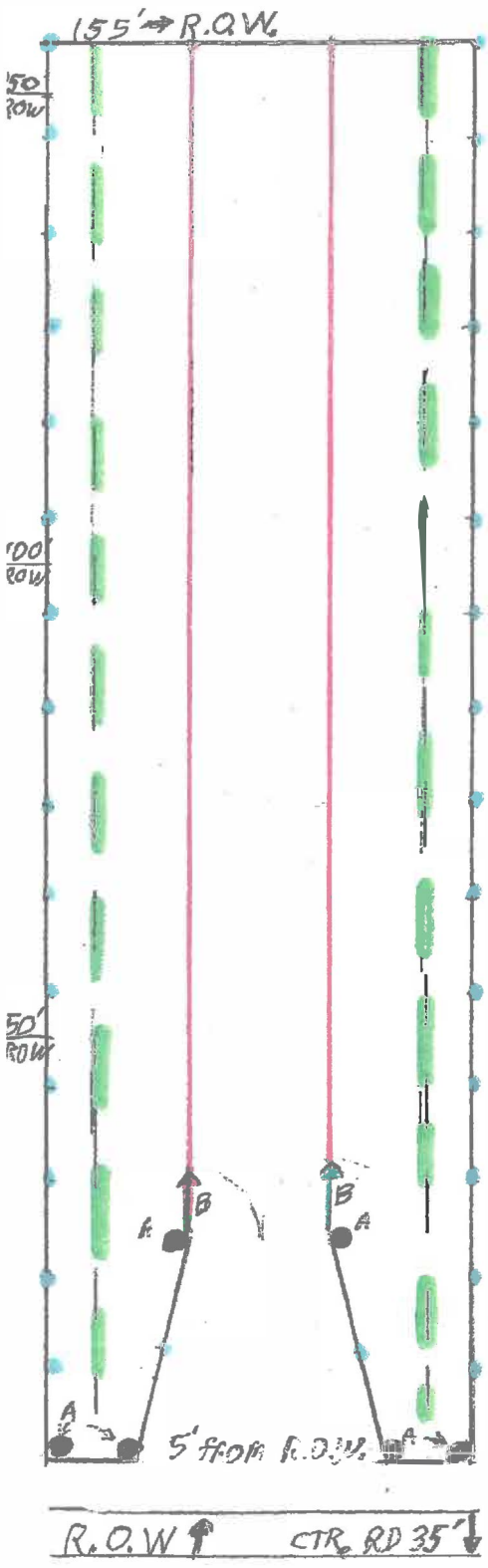


John Shaw
Kendall County Board Chairman

ATTACHMENT 1 PLOT 1

A = 6" WOODEN BASE / CORNER POSTS ●
 B = 6' STEEL GATES →

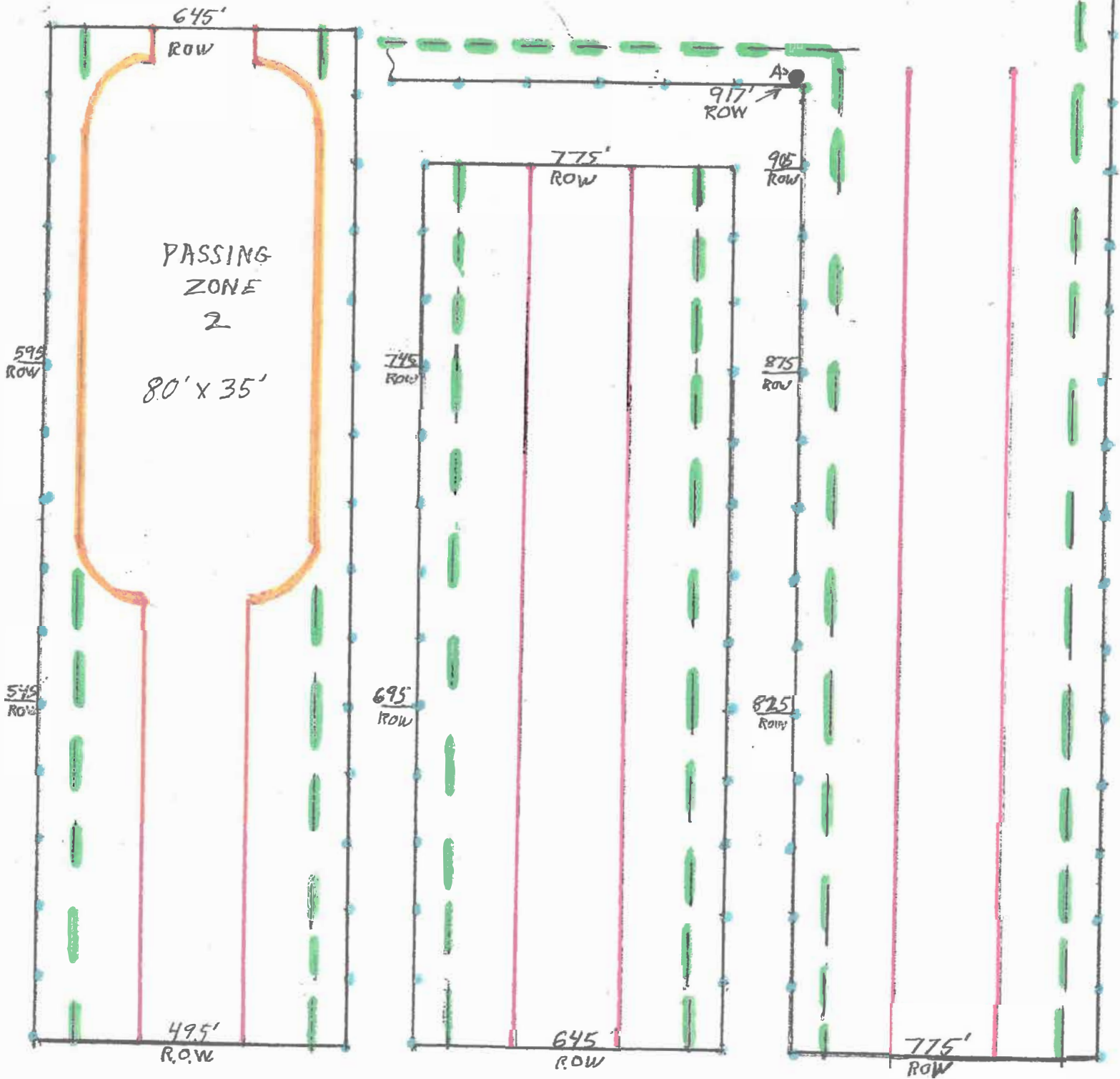
----- FIVE (5) FOOT LANE EASEMENT / CTY
 ———— Four (4) Foot - Three (?) STRAND STEEL FENCE w/ 'T' POSTS



ATTACHMENT "1" B. 2

PARKING PLAN 'A'

SEE ATTACHMENT - "2"



ATTACHMENT-2 PARKING PLAN- "A"

