

ORDINANCE NUMBER 2003 - 04-04

**GRANTING A SPECIAL USE
PLANO BOY SCOUTS – (COOK WOODS)**

WHEREAS, John P. McGinnis, acting on behalf of the Plano Boy Scouts as a trustee for the property, filed a petition for a Special Use within the A-1 district for the 7.32 acre property located in Little Rock Township along the west side of Little Rock Road, north of Miller Road and south of Glenda Road commonly referred to as “Cook Woods” (PIN 01-09-428-004); and

WHEREAS, said petition will allow the premises to be used as a wilderness campground with accessory off-street parking facilities, as provided in Section 7.01.D.22. (Recreational Camps) of the Kendall County Zoning Ordinance; and

WHEREAS, said property is presently zoned A-1 (Agricultural); and

WHEREAS, said property is legally described in attached Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to allow for a wilderness campground subject to the following conditions:

1. No parking shall be permitted along the access drive/driveway.
2. Unless constructed to Kendall County standards, the proposed driveway shall be used as access only for the proposed use. In the event that access to the campground is obtained via the proposed Plano subdivision “ghost platted” to the south as depicted on attached Exhibit “B”, the proposed driveway off of Little Rock Road will be reserved for emergency vehicles only and not be used for regular access to the property.
3. “No Trespassing” signs are posted every one hundred (100) feet along the northern boundary of the property.
4. 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 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.
5. Restrict general public access off of Little Rock Road to the property by providing a locked gate at the entrance of the private driveway. In the event that additional entrances to the campsite become available, said additional entrances shall also be restricted to the general public in a similar manner.
 6. Restrict usage of the property to primitive (wilderness) tent camping only (any other type of gathering is prohibited). Motor homes, travel trailers, or pop ups are not permitted. The owner and petitioners agree not to build any permanent structures (permitted or not) on with the exception of structures such as privies or similar facilities as may be required for to protect the life, health or safety of campers utilizing the premises.
 7. Limit primitive tent camping to a maximum of twelve (12) times per year, not to exceed three (3) consecutive nights per occurrence.
 8. Limit the number of campers to not more than fifty (50) people at any one time to include a minimum of one (1) adult for every ten (10) Boy Scouts, and at least two (2) adults over the age of 21 being Scout leaders.
 9. Limit the use of the property subject to this special use permit to the Plano Boy Scouts only. Jamborees, or use by other Scout troops, are prohibited.
 10. At least two (2) weeks prior to any use covered by this special use permit, the petitioner shall notify surrounding property owners, the Office of the Director of Planning, Building, and Zoning for Kendall County, and Kencom. Written notice or telephone notice shall be deemed sufficient for purposes of this condition.
 11. The petitioner shall construct the access drive and parking lot layout to provide a minimum of two (2) twenty to twenty-five (20-25) foot wide bypass areas (pullovers) to accommodate cross traffic staggered along the access drive and minimize the area devoted to off-street parking as indicated in Group Exhibit "C" and in accordance with the variances for setbacks as approved by the Kendall County Zoning Board of Appeals on January 24, 2004. In the event that alternate accesses to the subject property are obtained, they shall be built with sufficient width to allow for cross traffic to flow without interference.
 12. This special use permit will be reviewed annually in the years 2005, 2006, and 2007 to determine if there have been any operational issues affecting the adjoining property owners, as well as ascertaining the adherence to the various other stated conditions. Every effort will be made to schedule the aforementioned annual reviews during the same month that the original permit was approved by the County Board in 2004. In the event that the County Board is satisfied with the petitioner's adherence to these conditions, the next schedule review after 2007 will be in 2010 and every three (3) years after in perpetuity.

State of Illinois
County of Kendall
Last revised 2/13/04 2:30pm


Zoning Petition
#03-39

13. Limit campfires to no more than four (4) fire sites per campout while under adult supervision.
14. The petitioner shall implement a fire/woodland management plan to be reviewed and approved by the local fire protection district(s) and the Kendall County Forest Preserve District.
15. No campfires will be allowed during periods of drought or high fire danger.
16. Receipt of any permits as may be required by the Illinois Department of Public Health.

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 February 17, 2004.

Attest:



Paul Anderson
Kendall County Clerk

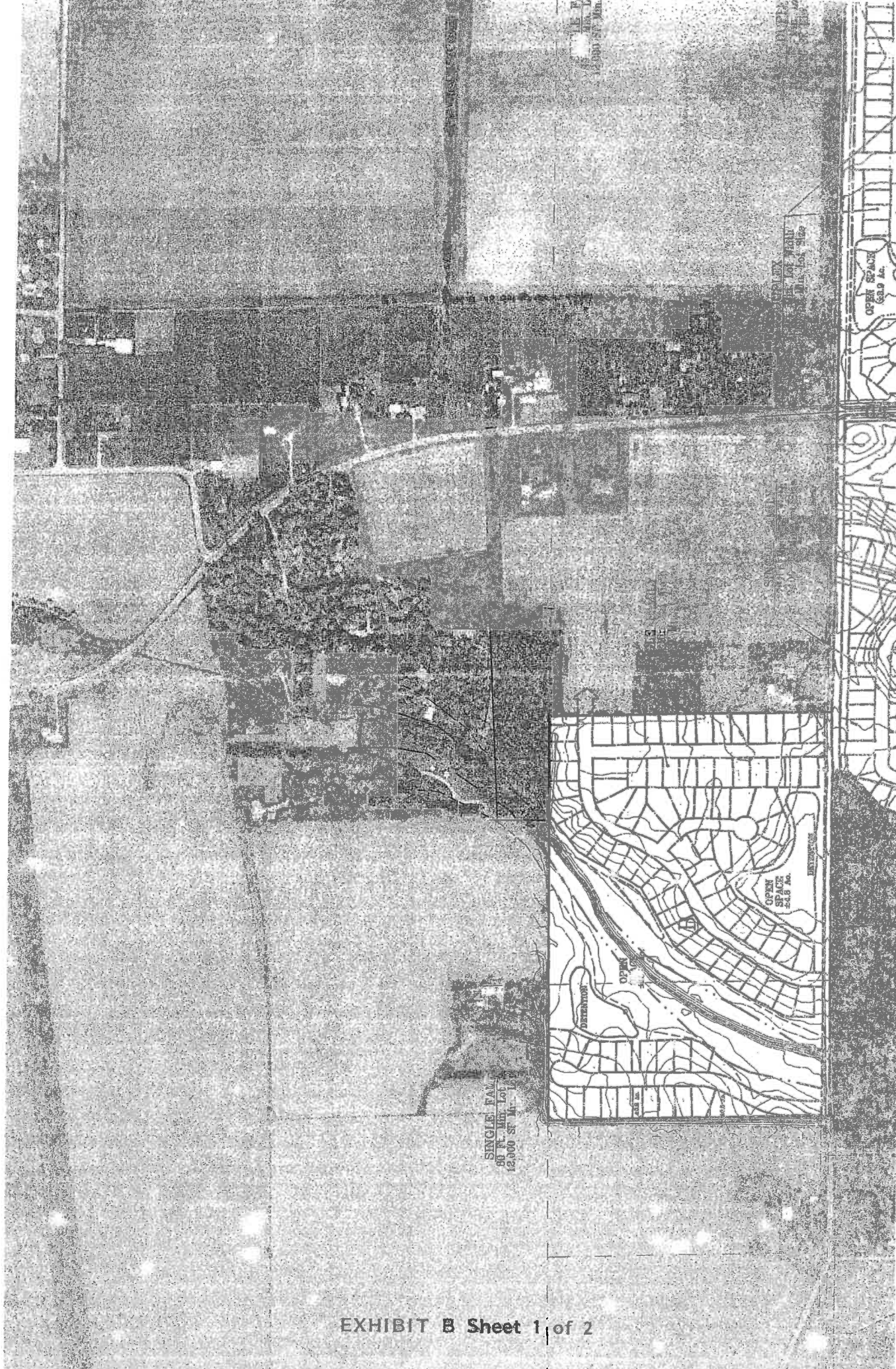


John A. Church
Kendall County Board Chairman

EXHIBIT A

LEGAL DESCRIPTION

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 $89^{\circ} 02'$ East along the South line of said Southwest quarter, 158.45 feet to the center line of State Aid Route No. 12; thence North $2^{\circ} 59'$ West along said center line 1600.7 feet for a point of beginning; thence North $89^{\circ} 54'$ West 1887.91 feet; thence South $1^{\circ} 44' 54''$ East 243.3 feet; thence South $89^{\circ} 12' 38''$ East 456.00 feet; thence South $0^{\circ} 57'$ East 67 feet; thence South $88^{\circ} 30'$ East 513.90 feet; thence North $0^{\circ} 57'$ West 313.26 feet; thence South $89^{\circ} 54'$ East 915.67 feet to the center line of State Aid Route No. 12; thence North $2^{\circ} 59'$ West along said center line 15.02 feet to the point of beginning, containing 6.694 acres, in Little Rock Township, Kendall County, Illinois.



Plano Boy Scouts

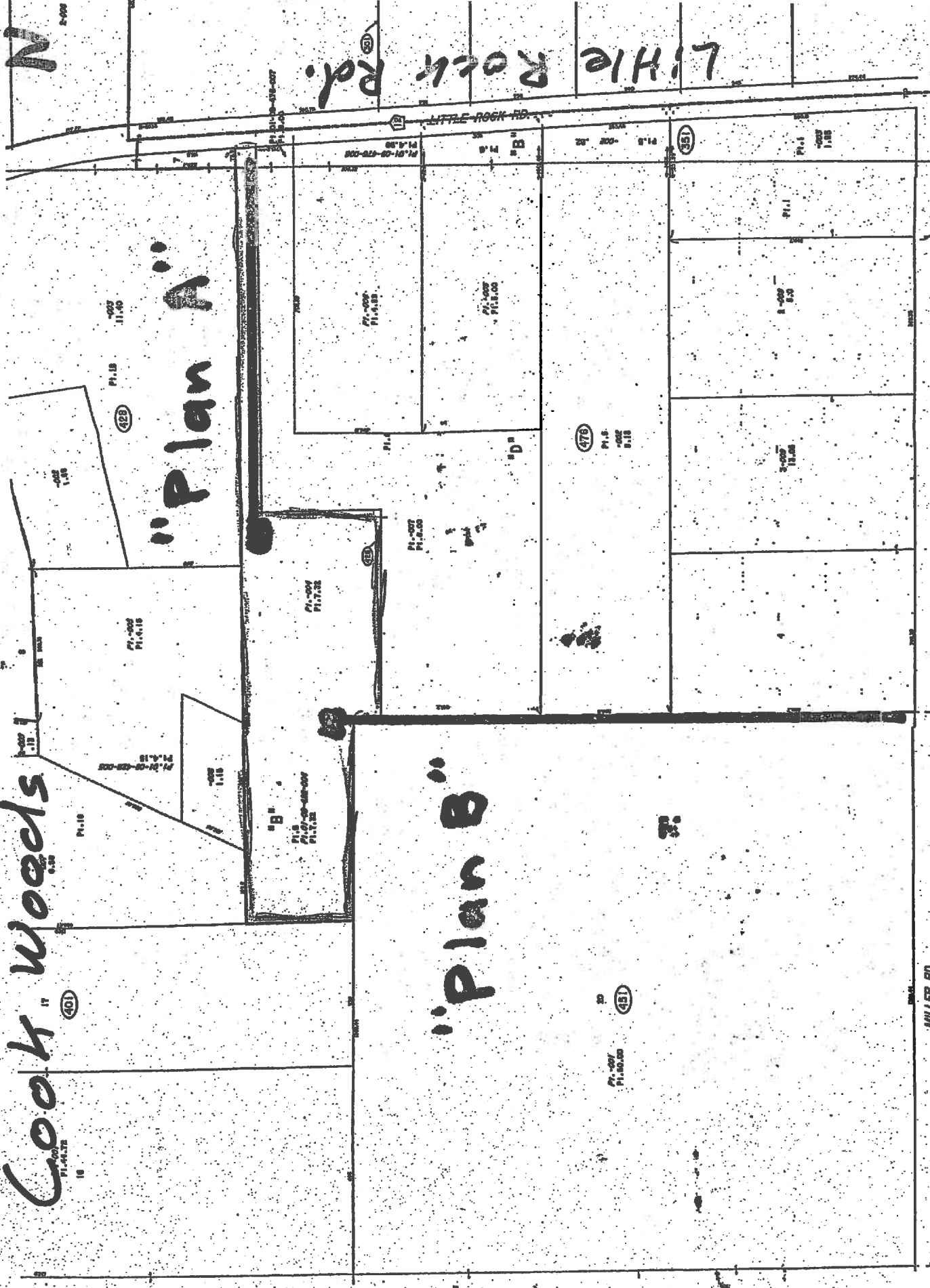
Cook Woods

"Plan A"

"Plan B"

LITTLE ROCK RD.

MILLER RD.
M:iller Rd.



LINE OF LOT 6 OF WALTER S. OTTO'S ASSESSMENT PLAT

RECORDED 188490' LEGALS - 188791' MEASURED 188862'

Cook Woods
A

S. 88° 30' E. 513.90'

LEGAL
070'

917.54'

N. 89° 23' 57" W.

706.58'

PARCEL ONE
9

DEED 7260

LOT TWO

PARCEL TWO

9-37-6 SECTION OF

10-57-6 SECTION OF

QUARTER OF

ST

Little Rock Road

MEAS 745.12'

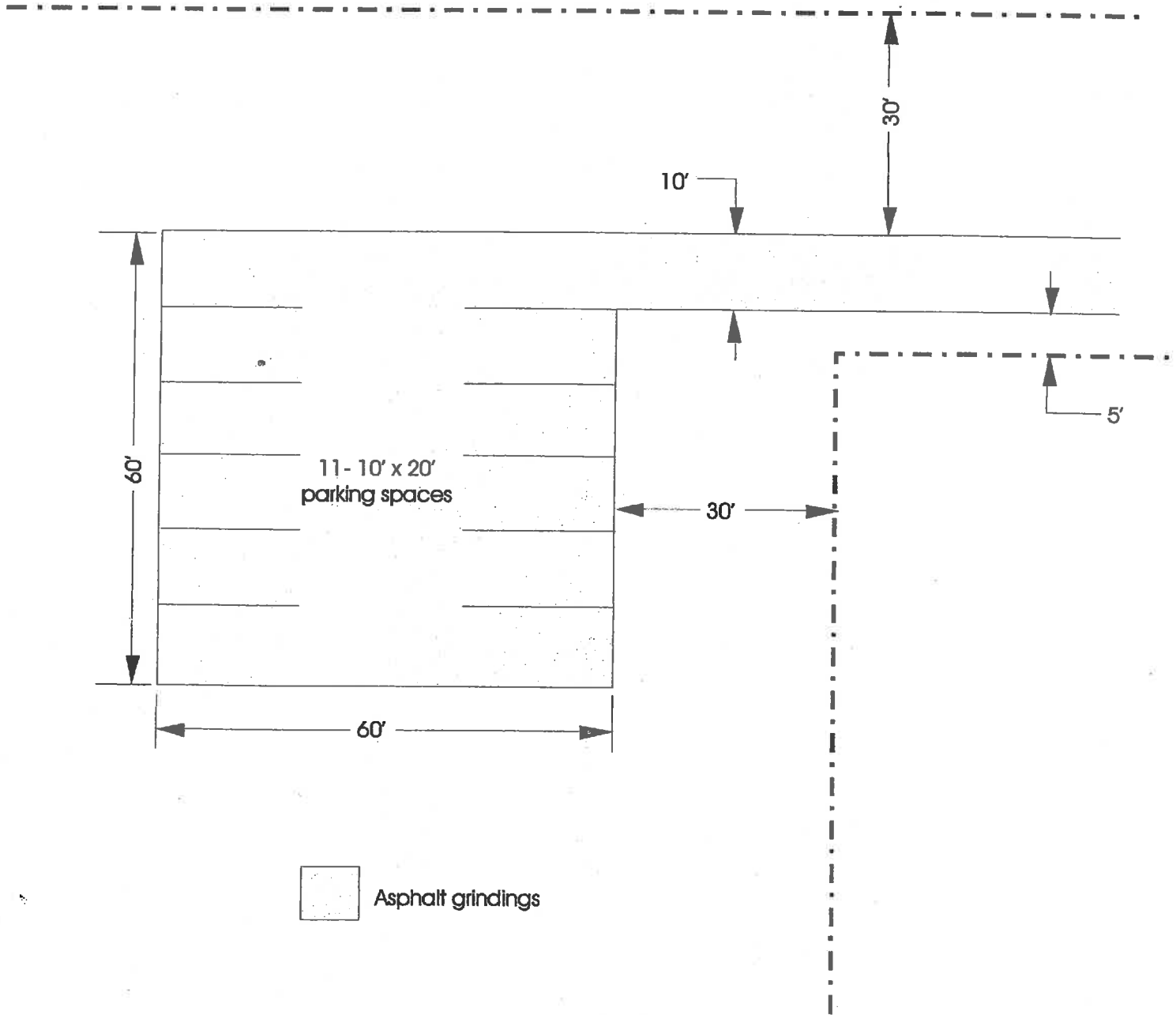
1436.75'

N. 89° 23' 57" W.

711.03'

North

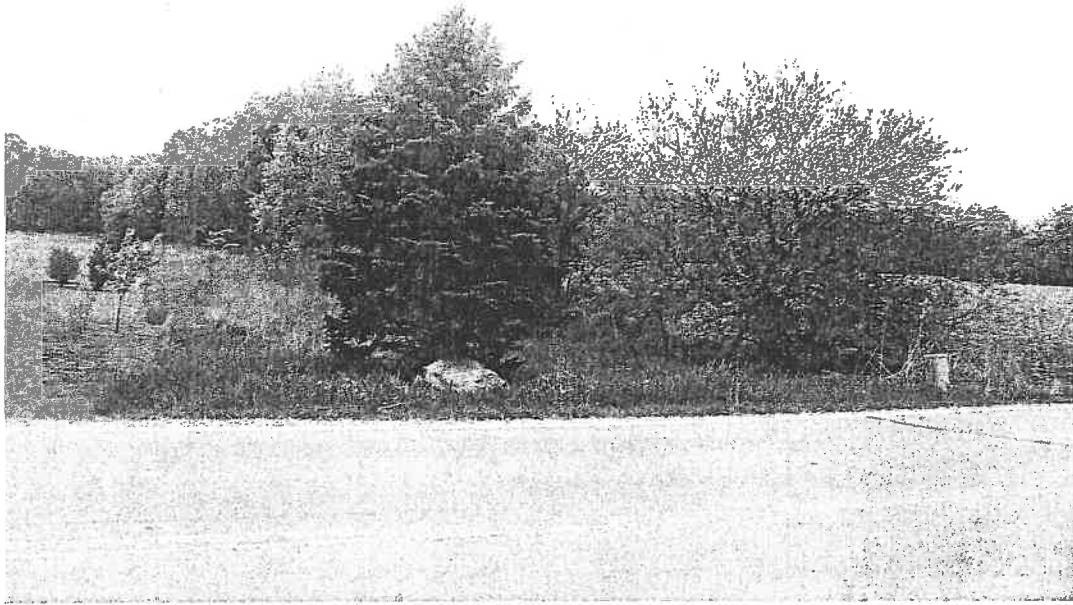
Plano Boy Scouts
Cook Woods
Parking Lot & Access Road



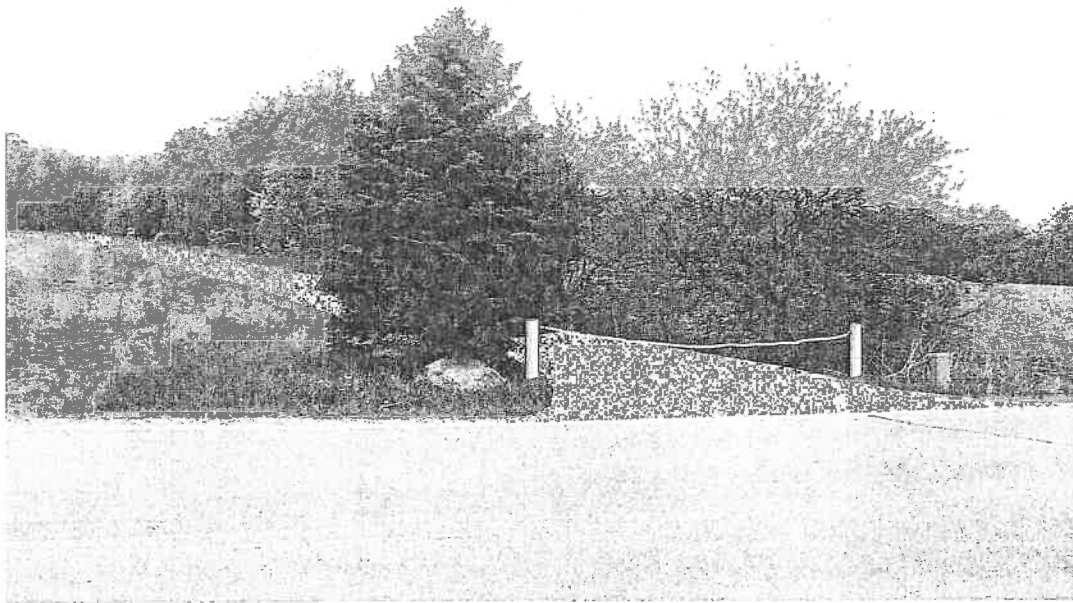
Asphalt grindings

North
 |
 1" = 20'

Plano Boy Scouts
 Cook Woods
 Parking Lot & Access Road



Before



After

Proposed Secure Entrance

COOK WOODS