ORDINANCE NUMBER 2003 - 38

GRANTING A CONDITIONAL USE for an A-1 SINGLE FAMILY BUILDING PERMIT
STRALKA

WHEREAS, M. Carolyn Stralka, as owner of the 3.0 Acre property in Fox Township, generally located between Fox River Drive and the Fox River, north of Meadow Lane, identified as tax parcel #04-04-400-012 and Legally described in attached Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, parcel #04-04-400-012 consists of approximately 3.0 Acres located in unincorporated Kendall County and zoned A-1 Agricultural; and

WHEREAS, M. Carolyn Stralka, as owner of the subject property has filed a petition and is seeking approval of a conditional use in the A-1 zoning district to allow for the issuance of one (1) A-1 building permit to allow for the development of one (1) single-family home on Parcel # 04-04-400-012 as provided in Section 7.01.E.2 of the Kendall County Zoning Ordinance; and

WHEREAS, said parcel is presently zoned A-1; and

WHEREAS, said property is heavily wooded and has other physical barriers which make farming impractical; 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 conditional use in the A-1 zoning district under the provisions of 7.01.E.2. of the Kendall County Zoning Ordinance to permit the development of one (1) single family home provided it is constructed within the proposed building envelope as depicted on “Exhibit B attached hereto and made a part hereof.

IN WITNESS OF, this ordinance has been enacted on November 10, 2003.

Attest:  

John A. Church  
Kendall County Board Chairman

Paul Anderson  
Kendall County Clerk
LEGAL DESCRIPTION:

The South 245.0 feet, as measured along the East line of the following described parcel: that part of the Southeast Quarter of Section 4, Township 36 North, Range 6, East of the Third Principal Meridian described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence South along the East line of said Southeast Quarter 20 chains to the centerline of a road to the West; thence North 89°16’00” West along said centerline and said centerline extended, 20 chains for the point of beginning; thence South 89°16’00” East, 532.62 feet; thence North 01°20’00” East, 334.91 feet; thence South 86°35’00” West, 14.06 feet; thence North 03°25’00” West, 155.30 feet; thence North 54°27’00” West, 176.0 feet; thence North 65°37’00” West, 260.0 feet to the Southerly bank of the Fox River; thence South 53°52’24” West along said Southerly bank, 156.75 feet to a line drawn North 01°00’00” East from the point of beginning; thence South 01°00’00” West, 599.53 feet to the point of beginning, in Fox Township, Kendall County, Illinois.

EXHIBIT A