ORDINANCE NUMBER 2006 - 09

GRANTING SPECIAL USE
14780 GALENA ROAD
DENISE, TERRY, AND ERIC MAIER D/B/A MAIER PRECAST

WHEREAS, Denise, Terry, and Eric Maier d/b/a Maier Precast filed a petition for a Special Use within the A-1 district, for property located at 14780 Galena Road in Little Rock Township; and

WHEREAS, said petition is to allow for the eventual expansion of the firm’s plaster and cement mantel home occupation to include the hiring of employees not currently residing on the parcel; and

WHEREAS, said property is zoned A-1 Agricultural and the request is allowable upon issuance of a Special Use Permit per § 7.01.D.27 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is legally described as follows:

The W’ly 160.00’ of the E’ly 464.00’ of the N’ly 476.00’ as measured along the E and N lines thereof, of the NW ¼ of the NW fractional ¼ of Section 3, T 37 N, R 6 E of the 3rd PM, 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, and recommendation for approval by the Special Use Hearing Officer; 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 for the use indicated in the recitals section of this Ordinance and as indicated on the submitted Site Plan included as Exhibit “A” and submitted Parking Plan included as Exhibit “B”, attached hereto and incorporated herein, subject to the following conditions:

1. The petitioner agrees to construct the shell of the structure housing the proposed Special Use to Commercial standards at the time of building permit issuance, and agrees to construct the interior of the structure according to Commercial standards.
2. There shall be no outside storage of materials associated with the Special Use.
3. There shall be a maximum of seven (7) non-resident employees of the Special Use.
4. The handicapped-accessible parking stall shall be improved with a bituminous or other appropriate hard surface.
5. There shall be a maximum of twelve (12) semi-trailer deliveries to the site during any twelve-month time period.
6. The Kendall County Highway Department reserves the right to review the access entrance to the site if conditions warrant.
7. By approval of this Special Use ordinance, the County Board hereby approves a lot width under the 200’ maximum per the authority given the County Board under § 7.01.H.1 of the Zoning Ordinance.
8. The petitioner agrees, within sixty (60) days of adoption by the County Board of the enabling ordinance authorizing the special use, to dedicate and record sufficient additional right-of-way on Galena Road to affect a total ROW distance of 60 feet from centerline.
9. The petitioner agrees, within sixty (60) days of adoption by the County Board of the enabling ordinance authorizing the special use, to dedicate and record an access easement over the shared access to the property subject to the special use.
10. In the event the manufacture of plaster or cement mantels and similar architectural components ceases at this location, it is understood that the special use automatically expires.

IN WITNESS OF, this ordinance has been enacted on February 21, 2006.

Attest:

John A. Church
Kendall County Board Chairman

Paul Anderson
Kendall County Clerk
EXHIBIT

# B

DATE 2-15-06

Will be sharing this existing 22' Entrance

OK

Lenny Maier
02-15-06