

ORDINANCE 2000 - 20
GRANTING an A-1 BUILDING PERMIT
HUISMAN

WHEREAS, Roger and Yvonne Huisman petitioned Kendall County for a zoning map amendment from A-1 to R-2 Single Family Residential;

WHEREAS, said petition pertains to one tract of land 5.42 acres in size located at 1650 Creek Road in Little Rock Township; and

WHEREAS, said parcel is legally described as:

That part of the East Half of Section 8, Township 37 North, Range 6 East of the Third Principal Meridian being described as Lot 1 of the Otto S. Walter Subdivision, Little Rock Township, Kendall County, Illinois; 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 a recommendation by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board finds that a more desirable zoning classification is to retain the A-1 District with a Building Permit in accordance with 7.00A.2.c. of the Kendall County Zoning Ordinance at the time of application; and

WHEREAS, said zoning classification is more restrictive than the requested R-2 Zoning District; and

WHEREAS, said property would have qualified for an A-1 Building Permit at the time of application because the relatively small lot size with the existing single family home is a barrier to farming; and

WHEREAS, the net result of the two different zoning classification will both result in two (2) separate and distinct lots for one (1) existing single family home and one (1) future single family home; and


WHEREAS, the petitioners do not object to the amended petition as recommended by the Planning, Building and Zoning Committee of the Kendall County Board.

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby grants approval of an A-1 Building Permit to construct a new single family home and to permit the existing single family home as a conforming use on a conforming lot under the provisions of 7.00A.2.c. of the Kendall County Zoning Ordinance, at the time of application, on the tract of land located and legally described as:

That part of the East Half of Section 8, Township 37 North, Range 6 East of the Third Principal Meridian being described as Lot 1 of the Otto S. Walter Subdivision, Little Rock Township, Kendall County, Illinois.

IN WITNESS OF, this ordinance has been enacted on June 20, 2000.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman