

ORDINANCE NUMBER 2000- 21

**GRANTING SPECIAL USE
SHARON VUINOVICH
Residential Unit for Stable Employee**

WHEREAS, Sharon Vuinovich, owner and intended developer, filed a petition for a Special Use within the A-1 District, for property located on the south side of US Route 52 in Section 16 of Seward Township; and

WHEREAS, said petition is for a residential unit for a stable employee, as provided in Section 7.00 B. 24. of the Kendall County Zoning Ordinance at the time of application; and

WHEREAS, said property is zoned A-1 Agricultural District; and

WHEREAS, said property is part of a parcel identified with the tax identification number 09-16-300-006 and is legally described as:

The Northwest Quarter of the Southeast Quarter of Section 16, Township 35 North, Range 8 East of the Third Principal Meridian, except the easterly 882.24 feet of the northerly 987.51 feet as measured along the North and East line thereof, in Seward Township, Kendall County, Illinois; and

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

WHEREAS, the Kendall County Board finds that said petition, along with the conditions specified in this ordinance, is in conformance with the provisions and intent of the Kendall County Zoning Ordinance.

THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit on for property legally described as:

The Northwest Quarter of the Southeast Quarter of Section 16, Township 35 North, Range 8 East of the Third Principal Meridian, except the easterly 882.24 feet of the northerly 987.51 feet as measured along the North and East line thereof, in Seward Township, Kendall County, Illinois; and

Said special use shall be for one (1) residential unit for stable employee(s) in conformance with the Kendall County Zoning Ordinance, Building Codes, subject to the following conditions:

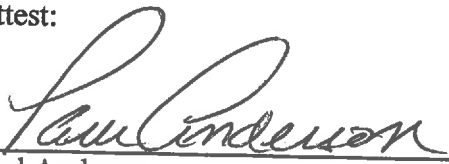
- a. Said dwelling unit shall be utilized for two (2) un-related stable employees without families or one (1) employee and immediate family;
- b. Said development shall be as presented in Sheets 1, 2 & 3 of the site plan and details by Gambrel Construction Management, Inc., dated November 10, 1999 as attached Exhibit "A";

- c. The living facilities shall be subject to building code inspections;
- d. The petitioner shall provide a right-of-way dedication of fifty (50) feet for US Route 52 along the length of Parcels A, B & C as indicated on Zoning Sketch as indicated in attached Exhibit "B";
- e. The petition shall provide an easement dedication of ten (10) feet immediately south of the above right-of-way dedication. Said easement shall be for the purposes of a multi-use recreational trail;
- f. No retail sales of non-agricultural products shall be permitted on the site; and
- g. Expansion of permitted agricultural activities shall not result in an amendment to the special use.

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 20, 2000.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman