

ORDINANCE NUMBER 2000- 30

GRANTING SPECIAL USE
CHELSEN
AUTO, TRUCK & TRACTOR REPAIR

WHEREAS, David and Lori Chelsen, owners residents of property at 14270 Fennel Road in Big Grove Township filed a petition for a Special Use within the A-1 District; and

WHEREAS, said petition is for an auto repair shop including tractor repair which similar and compatible to accessory agricultural services, as provided in Section 7.01 D. 26. of the Kendall County Zoning Ordinance; and

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

WHEREAS, said parcel is described on the attached Exhibit "A": Legal Description; and

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


NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby approves a special use zoning permit for an auto, truck and tractor repair shop, subject to the following conditions:

1. The special use shall substantially conform to the site plan attached as Exhibit "B," and any expansion of the special use shall require an amendment to this special use ordinance.
2. All vehicles stored on the site for repair shall have a valid and current license and/or sticker.
3. Any signs shall conform to the A-1 District requirements.
4. The petitioner shall dedicate thirty-three (33) feet of right-of-way for both Ferndell and Fennel Roads.
5. The special use shall terminate if the residence is not owned and occupied by the operator of 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 August 15, 2000.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

**EXHIBIT A: LEGAL DESCRIPTION
SPECIAL USE**

That part of the Northeast Quarter of Section 18, Township 35 North, Range 6 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the centerline of Ferndell Road with the centerline of Fennel Road; thence northerly along the centerline of Fennel Road, 370.16 feet; thence easterly at right angles to the last described course, 358.41 feet; thence southerly at right angles to the last described course, 359.07 feet to said centerline of Ferndell Road; thence westerly along said Ferndell Road centerline, 358.58 feet to the point of beginning in Big Grove Township, Kendall County, Illinois.

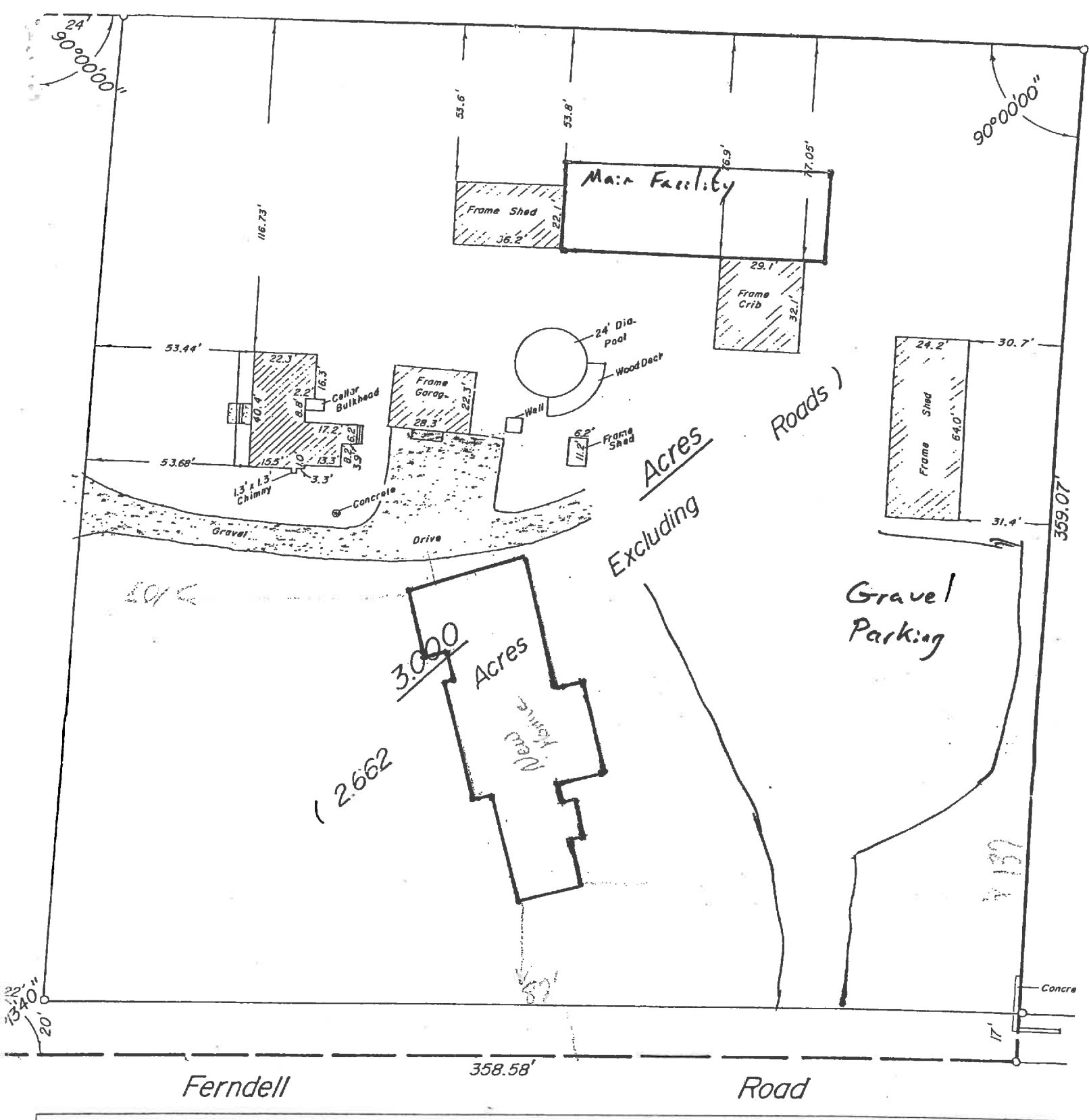


EXHIBIT B