

ORDINANCE NUMBER 99- 35

AMENDING SPECIAL USE ORDINANCE #96-15

JOHN C. BRITT

Expanding a Truck Driving School

WHEREAS, John C. Britt, owner and operator of J & B Truck Driving School, was granted a Special Use Permit for a Truck Driving School under Kendall County Ordinance #96-15; and

WHEREAS, said Special Use Permit is for property legally described in attached Exhibit A; and

WHEREAS, Condition #13 of said Ordinance states "That no expansion of the Special Use shall take place without further review of the County Zoning Staff, and if the County Zoning Staff deems it necessary without further public hearing;" and

WHEREAS, the petitioner desires to construct a building for offices and classrooms; and

WHEREAS, said use is in accordance with said Special Use Permit; and

WHEREAS, the Zoning Administrator determined a public hearing was required for the proposed building; and

WHEREAS, current sign requirements make constructing a sign under the provisions of said Special Use Permit impossible; and

WHEREAS, the petitioner desires to construct a sign for the approved special use; and

WHEREAS, the petitioner filed an application to amend Kendall County Ordinance #96-15 to include a classroom office building and a sign to advertise the approved use; 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 of the Kendall County Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby amends Kendall County Ordinance #96-15 to include the following:

1. The site plan of the special use to include a classroom and office building as presented in attached Exhibit B.
2. A sign, not to exceed twelve (12) square feet, for the approved use.

ADDITIONALLY, the Kendall County Board hereby reaffirms the conditions of Ordinance #96-15, except as modified by this ordinance.

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 November 16, 1999.



John A. Church
Kendall County Board Chairman

Attest:



Paul Anderson
Kendall County Clerk

EXHIBIT A: LEGAL DESCRIPTION

That part of the Southwest Quarter of Section 22, Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the Southeast Corner of said Southwest Quarter; thence northerly along the East Line of said Southeast Quarter, 1,650.0 feet to the original centerline of the Chicago to Ottawa Road (now known as Illinois State Route No. 71) for a point of beginning; thence northerly along said East Line, 434.94 feet; thence southwesterly along a line which forms an angle of $48^{\circ}30'21''$ with the last described course, measured clockwise therefrom, 380.16 feet; thence southerly along a line which forms an angle of $131^{\circ}14'08''$ with the last described course, measured clockwise therefrom, 379.50 feet to said original centerline; thence northeasterly along said original centerline, 344.52 feet to the point of beginning (being that tract previously known as the Hollenback School Lot) and containing 2.658 acres in Fox Township, Kendall County, Illinois