

State of Illinois
County of Kendall

Zoning Petition
#9813

ORDINANCE NUMBER 98- 14

GRANTING A-1 BUILDING PERMIT
DONNA TAYLOR AND MICHAEL D. MILLS
6022 GROVE ROAD, OSWEGO

WHEREAS, Donna Taylor, owner of property in Sections 4 and 5 of Na-Au-Say Township with tax parcel identification numbers 06-04-100-003 and 06-05-200-004, desires to sell the 8 acre property to Michael D. Mills; and

WHEREAS, said property is further described as:

Parcel One: Commencing at the Northeast corner of the Northeast Quarter of Section 5, Township 36 North, Range 8 East of the Third Principal Meridian; thence North 89°00'58" West along the North line of said Northeast Quarter, 272.19 feet to the center line of Grove Road; thence southerly along said center line, being along a curve to the right having a radius of 2,387.32 feet, a distance of 206.92 feet for a point of beginning; thence South 89°00'58" East, 315.00 feet; thence South 0°59'02" West, 215.00 feet; thence North 89°00'58" West, 255.17 feet to said center line; thence northerly along said center line, being along said curve, 223.25 feet to the point of beginning.

Parcel Two: Beginning at the Northeast corner of the Northeast Quarter of Section 5, Township 36 North, Range 8 East of the Third Principal Meridian; thence North 89°00'58" West along the North line of said Northeast Quarter, 272.19 feet to the center line of Grove Road; thence southerly along said center line, being along a curve to the right having a radius of 2,387.32 feet, a distance of 206.92 feet, thence South 89°00'58" East, 315.00 feet; thence South 0°59'02" West, 215.00 feet; thence North 89°00'58" West, 255.17 feet to said center line; thence southerly along said center line, being along said curve 7.88 feet to a point of tangency; thence South 11°41'52" East along said center line, 272.76 feet; thence North 77°03'08" East, 483.0 feet; thence North 0°39'35" East, 566.97 feet to the North line of said Northwest Quarter; thence North 89°09'34" West along said North line, and the North line of said Northeast Quarter, 388.0 feet to the point of beginning; and

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

WHEREAS, said buyers, in conjunction with the sellers, have petitioned to obtain an A-1 Building Permit in accordance with Section 7.01 A.2.c. of the Kendall County Zoning Ordinance; and

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

WHEREAS, the Zoning Board of Appeals failed to approve a recommendation; and

WHEREAS, two adjacent property owners, constituting 72% of the total circumference of the subject property, filed written objections; and

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board passed by a majority vote, hereby grants approval of an A-1 Building Permit to construct a single family home on the property in conformance with the following conditions:

1. The entire property be limited to only one A-1 Building Permit by deed restriction.
2. All improvements, including the single family home, driveway, and wastewater, be built to Kendall County standards.
3. Limit the number of driveway access locations to a total of two along Grove Road.


This decision is based upon the fact that the property is heavily wooded and has barriers which make farming impractical.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this A-1 Building Permit.

IN WITNESS OF, this ordinance has been enacted on July 21, 1998.



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk