

Ordinance 96-12

GRANTING SPECIAL USE ZONING PERMIT
CHIPPEWA STABLE APARTMENTS
55 Chippewa Drive

WHEREAS, William and Peggy Shula as principle owners of Chippewa Farms Inc. and property at 55 Chippewa Drive in Section 6 of NaAuSay Township has filed an application and all required documentation with Kendall County requesting a special use permit for a stable including apartments, and

WHEREAS, said property consists of one parcel totaling 17.9 acres which is described on the attached Exhibit A: Legal Description and is zoned A-1 Agricultural District, and

WHEREAS, said property contains several buildings which are shown on the attached Exhibit B: Site Plan including a (former) barn in the northeast corner that has been converted to a 3-story single family residence occupied by the owners, a horse stable, a 1-story house for stable employees and family, a hay barn, a mobile home trailer for stable employees, and a 2-unit cottage intended for stable employees, and

WHEREAS, all administrative procedures required by the Kendall County Zoning Ordinance were followed including review by NaAuSay Township and the Regional Planning Commission, notice for public hearing, findings of fact and recommendation by the Zoning Board of Appeals, and

WHEREAS, the Kendall County Board finds that said request complies with the provisions of the Kendall County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to operate a private horse stable with apartments on the property at 55 Chippewa Drive in substantial conformance with the provisions of the Kendall County Zoning Ordinance and with Exhibit B: Site Plan and with the following conditions.

1. The mobile home is subject to annual permit review and approval or removal according to the mobile home provisions of the Kendall County Zoning Ordinance.
2. The owners shall limit the occupancy of the dwelling units on site to employees of the stable and their families only.
3. The owners shall submit an affidavit to the County annually that contains names of occupants and their employment and family status similar

- to Exhibit C: Affidavit of Occupancy.
4. This special use permit expires when the horse stable use of the property ceases.

Failure by the owner to comply with the terms of this ordinance may be cited by the Kendall County Board as a basis for amending or revoking this ordinance.

IN WITNESS OF, this ordinance has been enacted on August 20, 1996.



Donald G. Hausler
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

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