

Ordinance 96 -13

**GRANTING SPECIAL USE ZONING PERMIT
KOEHLER BED AND BREAKFAST
15426 Millhurst Road**

WHEREAS, Kenneth and Arlene Koehler as owners of property at 15426 Millhurst Road in Section 4 of Fox Township have filed an application and all required documentation with Kendall County requesting a special use permit for a bed and breakfast establishment, and

WHEREAS, said property consists of one parcel totaling 15.5 acres which is described on the attached Exhibit A: Legal Description and is zoned A-1 Agricultural District, and

WHEREAS, said property contains facilities some of which are shown on the attached Exhibit B: Zoning Sketch including a 3-story building formerly used as a mill and other uses and is now intended to be used for the bed and breakfast establishment, a 1-story house occupied by the owners, and a gravel parking lot, and

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

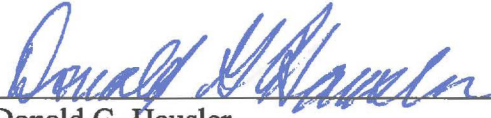
WHEREAS, the Kendall County Board finds that said request complies with the provisions of the Kendall County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to operate a bed and breakfast establishment on the property at 15426 Millhurst Road in substantial conformance with the provisions of the Kendall County Zoning Ordinance and with Exhibit B: Zoning Sketch and with the following conditions.

1. A maximum of 6 guest rooms may be allowed.
2. A maximum of 32 square feet per sign face may be allowed for one free standing advertising sign with external illumination.
3. A maximum of 14 days per calendar year may be allowed for guest stays.
4. The owner shall dedicate land for public roadway right-of-way for Millhurst Road in substantial conformance with the attached Exhibit C: Legal Description for Road Dedication
5. The owner shall not interfere with any township roadway rights at the location of the gravel lane as depicted on the Sidwell plat maps of Kendall County.

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 _____, 1996.



Donald G. Hausler
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

scm