

ORDINANCE NUMBER 2023-02

**REVOKING A SPECIAL USE PERMIT FOR A HOME OCCUPATION OF A
MANUFACTURER OF PLASTER OR CEMENT MANTELS AND SIMILAR
ARCHITECTURAL COMPONENTS WITH MORE THAN TWO (2) NON-RESIDENT
EMPLOYEES GRANTED BY ORDINANCE 2006-09 AT 14816 GALENA ROAD
(PIN: 01-03-100-005) IN LITTLE ROCK TOWNSHIP**

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

WHEREAS, Section 13:08.F of the Kendall County Zoning Ordinance allows a special use permit holder to request revocation of said special use by written request to the County Board; and

WHEREAS, pursuant to Section 13:08.F of the Kendall County Zoning Ordinance, no public hearing is required for an owner-initiated revocation; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural District and consists of approximately 1.64 +/- acres and is identified by Parcel Identification Number 01-03-100-005, also known as 14816 Galena Road, in Little Rock Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property"; and

WHEREAS, the Kendall County Board granted a special use permit through Ordinance 2006-09 on the subject property on February 21, 2006, for a home occupation of a manufacturer of plaster or cement mantels and similar architectural components with more than two (2) non-resident employees; and

WHEREAS, Theodore Vargas, is the owner of record of the subject property and shall hereinafter be referred to as "The Petitioner"; and

WHEREAS, The Petitioner no longer desires the special use permit and has stated in a letter as provided in attached Exhibit "B" that they voluntarily request that Kendall County revoke the special use permit on the above-referenced property; and

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

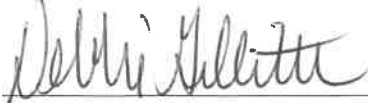
1. The Kendall County Board hereby revokes the special use permit for a home occupation of a manufacturer of plaster or cement mantels and similar architectural components with more than two (2) non-resident employees granted by Ordinance 2006-09 and revokes Ordinance 2006-09 in its entirety.
2. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect the revocation of the special use permit granted by Ordinance 2006-09.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 17th day of January, 2023.

State of Illinois
County of Kendall

Zoning Petition
#22-26

Attest:



Kendall County Clerk
Debbie Gillette



Kendall County Board Chairman
Matt Kellogg



Exhibit A

The Northerly 476.0 feet of the Easterly 464.0 feet (except the Northerly 426.0 feet of the Easterly 314.0 feet thereof) as measured along the East and North lines thereof, of the Northwest Quarter of the Northwest Fractional Quarter of Section 3, Township 37 North, Range 6 East of the Third Principal Meridian, in the Township of Little Rock, Kendall County, Illinois;

Date

Kendall County
Planning, Building and Zoning
Attn: Matthew H. Asselmeier
111 West Fox Street Room 203
Yorkville, IL 60560-1498
Phone: 630-553-4139 Fax: 630.553.4179

We, Theodore and Theodore Vargas, are the owners of the parcel 01-03-100-005, more common known as 14816 Galena Road, Plano.

On February 21, 2006, the property was granted a special use (Ordinance 2006-09). The special use granted in 2006 was granted for the operation of a plaster and cement mantel home occupation with more than the allowed number of non-resident employees.

Pursuant to Section 13:08.F of the Kendall County Zoning Ordinance, we hereby voluntarily request that Kendall County revoke our special use on the above-referenced property. By signing below, we acknowledge that no public hearing shall be conducted for revocation of the special use. We understand that the requested revocation shall not become effective unless and until approved by a majority vote of the Kendall County Board. By signing below, we hereby waive our right to a public hearing and formally request the above-referenced special use be removed from our property.


(Signatures)

12/13/2008
(Date)

Theodore Vargas
(Printed Names)

Attest:  
Notary Public

