

ORDINANCE # 2017- 08

REVOKING A SPECIAL USE for  
**PROPERTY LOCATED AT THE NORTHWEST CORNER OF FOX RIVER DRIVE  
AND CRIMMIN ROAD IDENTIFIED BY  
PARCEL ID NUMBERS 04-30-200-003 AND 04-29-100-007**

**WHEREAS**, Gene Whitfield petitioned Kendall County in the manner required by law and the ordinance of Kendall County, Illinois for obtaining a special use permit for the development of a planned unit development at the northwest corner of Fox River Drive and Crimmin Road, in Fox Township; and

**WHEREAS**, said property is legally described as follows:

That part of the Southeast Quarter of Section 19, part of the Southwest Quarter of Section 20, part of the Northwest Quarter of Section 29 and part of the Northeast Quarter of Section 30, Township 36 North, Range 6 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of said section 20; thence North 89° 15'14" west along the south line of said Section 20, 891.0 feet; thence north 0°30'12" East, 25.74 feet; thence North 79°32'34" West, 850.64 feet; thence North 25°42'41" East, 26.64 feet; thence North 81°50'28" West, 4,764.34 feet for a point of beginning; thence South 18°47'55" West, 944.76 feet to the south line of Lot 1 of said Section 30 as shown in Plat Book 3, page 20; thence South 82°19'24" East along said south line, 182.16 feet; thence South 30°13'28" West parallel with the Burlington Northern, Inc. Railroad Company right of way through said Section 30, 368.28 feet; thence South 29°43'28" West, 935.33 feet to the northerly line of Comb's Subdivision; thence South 82°04'11" East along said northerly line and said northerly line extended, to the center line of Crimmin Road; thence northerly along said center line; to a line drawn South 81°50'28" East from the point of beginning; thence North 81°50'28" West to the point of beginning in Fox Township, Kendall County, Illinois and containing 110.096 acres.

**WHEREAS**, the County Board of Kendall County, Illinois did grant the petitioner said request as Ordinance 86-12 on November 10, 1986; and

**WHEREAS**, the properties identified by Parcel ID Numbers 04-30-200-003 and 04-29-100-007 are located within the development awarded a special use permit by Ordinance 86-12; and

**WHEREAS**, Samantha Dippold purchased the properties identified by Parcel ID Numbers 04-30-200-003 and 04-29-100-007 in 2016; and

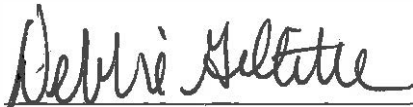
**WHEREAS**, Samantha Dippold, owner, has stated in a letter as provided in attached Exhibit "A" that she voluntarily requests that Kendall County revoke the special use permit on the above-referenced property and waived her right to a public hearing for the revocation; and

**NOW, THEREFORE, BE IT ORDAINED**, by the County Board of Kendall County, Illinois that the special use permit granted under Ordinance 86-12 as applied to those properties identified by

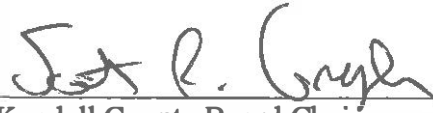
Parcel ID Numbers 04-30-200-003 and 04-29-100-007 be revoked as of the date of this Ordinance.

IN WITNESS OF, this Ordinance has been enacted by the Kendall County Board this 16<sup>th</sup> day of May, 2017.

Attest:



\_\_\_\_\_  
Kendall County Clerk  
Debbie Gillette



\_\_\_\_\_  
Kendall County Board Chairman  
Scott R. Gryder

# Exhibit A

Dear Kendall County Board:

I own the property identified by Parcel ID Number 04- 30-200-003 and 04-29-100-007, which has a special use permit for a Planned Unit Development. This special use permit was issued in 1986 and no development has occurred on the property nor do I believe a development will occur on the property as was planned in 1986.

I wish to construct a single-family home on the property and, therefore, I request a revocation of the special use permit.

Please consider this letter a formal request to revoke the special use permit in question as required in Section 13.08.F of the Kendall County Zoning Ordinance. I waive my right to a public hearing on this matter and request that the revocation be reviewed by the PBZ Committee. Please let me know the date and time of the PBZ Committee meeting when this proposal will be reviewed.

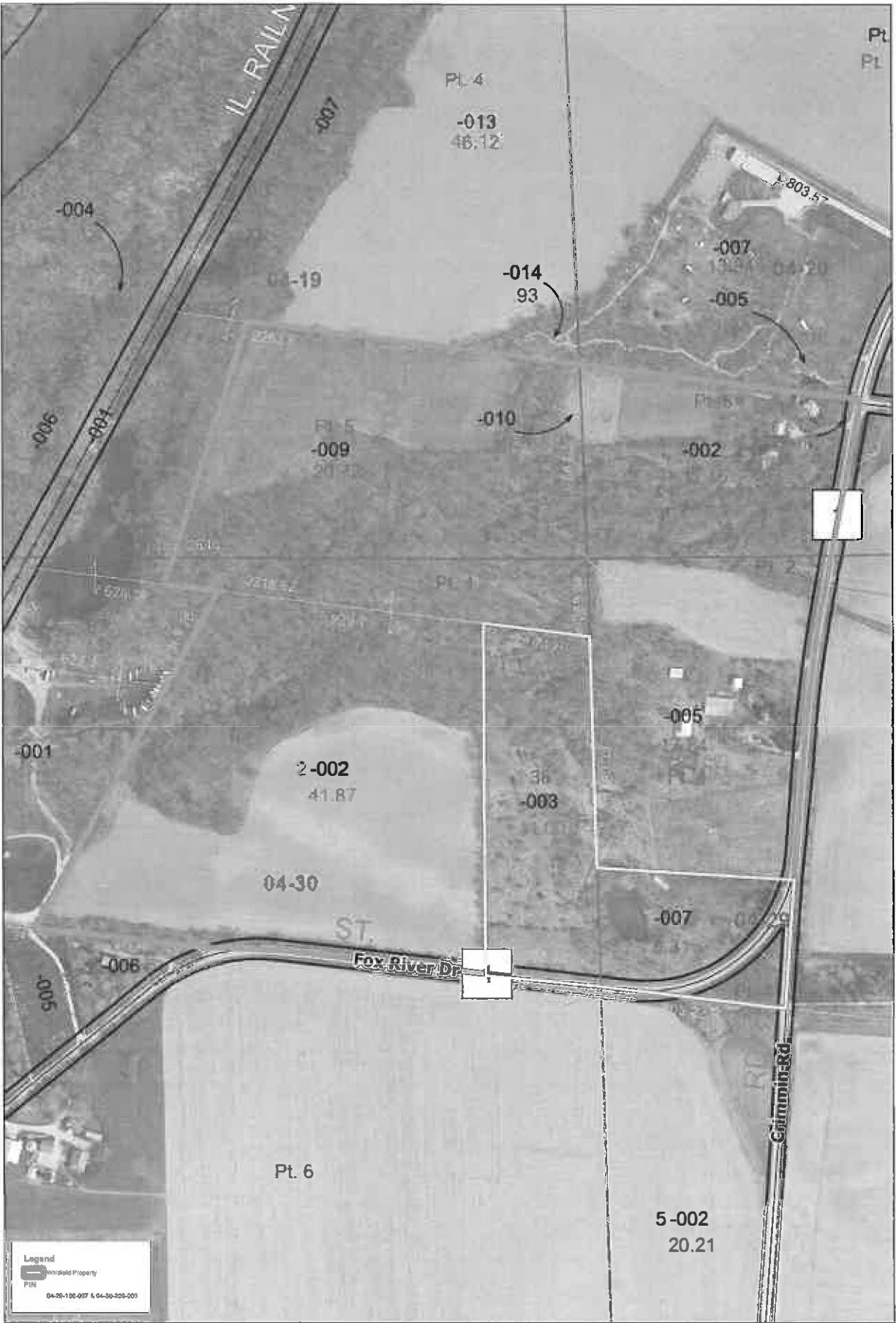
If you have any questions, please contact me at (573) 513-0309.

Sincerely,

Samantha Dippold

A handwritten signature in black ink, appearing to read "Samantha Dippold", with a large, stylized loop at the end of the name.

Property Owner



Legend  
 Whitfield Property  
 PIN  
 04-29-100-007 & 04-30-200-003

Kendall County GIS  
 111 North First Street - Room 303  
 Yorkville, Illinois 62458-1400  
 618.931.6200

Aerial : 2016

**Whitfield Property including  
 04-29-100-007 & 04-30-200-003  
 Fox Twp.  
 Kendall County Illinois**

0 180 360 540  
 Feet  
 1 inch = 300 feet