

ORDINANCE NUMBER 2011 - 13

GRANTING A R-1 SPECIAL USE to
682A ROUTE 31, 708 STATE ROUTE 31, AND 720 STATE ROUTE 31
FOX METRO WATER RECLAMATION DISTRICT

WHEREAS, Fox Metro Water Reclamation District has filed a petition for a Special Use within the R-1 Single-Family Residential District for a 5.93 acre property located on the east side of State Route 31, commonly known as 682A Route 31, 708 State Route 31, and 720 State Route 31 (PINs 03-05-302-003; 03-05-302-004; 03-05-353-001), in Oswego Township; and

WHEREAS, said petition is to authorize the construction and use of a laboratory testing facility and reconstruction of an existing parking area to serve said facility; and

WHEREAS, said property is currently zoned R-1; and

WHEREAS, said property is legally described as:

PARCEL ONE:

LOT ONE (1) OF LARSON SUBDIVISION IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS (EXCEPTING THEREFROM ANY PORTION THEREOF ZONED R-1 SPECIAL USE ON MARCH 18, 2011).

PARCEL TWO:

LOT 2 (EXCEPT THE SOUTHERLY 45 FEET, MEASURED ALONG THE WESTERLY LINE) IN LARSON SUBDIVISION IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF LOTS 2 AND 3 OF LARSON'S SUBDIVISION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3 BEING ON THE CENTERLINE OF STATE ROUTE NO. 31; THENCE SOUTH 7 DEGREES 01 MINUTE WEST ALONG SAID CENTER LINE, 46.58 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 7 DEGREES 01 MINUTE EAST ALONG SAID CENTERLINE, 91.58 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 781.87 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 19 DEGREES 40 MINUTES WEST ALONG THE EASTERLY LINES OF LOTS 2 AND 3, 106.9 FEET; THENCE SOUTH 9 DEGREES 39 MINUTES EAST ALONG THE EASTERLY LINE OF SAID LOT 3, 70.83 FEET TO A LINE DRAWN SOUTH 82 DEGREES 36 MINUTES EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 3, FROM THE PLACE OF BEGINNING; THENCE NORTH 82 DEGREES 36 MINUTES WEST ALONG SAID PARALLEL LINE, 775.16' FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer on May 2, 2011; and

WHEREAS, the Kendall County Board has considered the findings and recommendation of the Hearing Officer and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this special use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns of the property owner as to the same special use conducted on the property; and


NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit per section §8.01.C.12 (R-1 Special Uses – Public Service Uses) to permit the construction of a laboratory testing facility and reconstruction of an existing parking area as indicated on the submitted site plan, titled “Site Plan” prepared by Walter E. Deuchler Associates Inc., dated 3/21/11, included as Exhibit “A” attached hereto and incorporated herein, subject to the following conditions:

1. No construction, alteration, or reconfiguration to the existing access within the Route 31 R.O.W. shall commence until approval from IDOT has been obtained.
2. Approval of the site development permit shall occur prior to the release of a building permit
3. Dedication of any additional R.O.W., as determined by IDOT

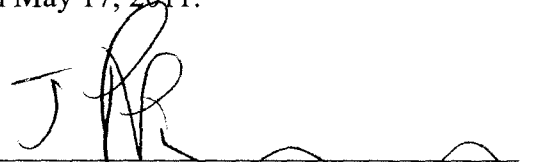
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on May 17, 2011.

Attest:



Debbie Gillette
Kendall County Clerk



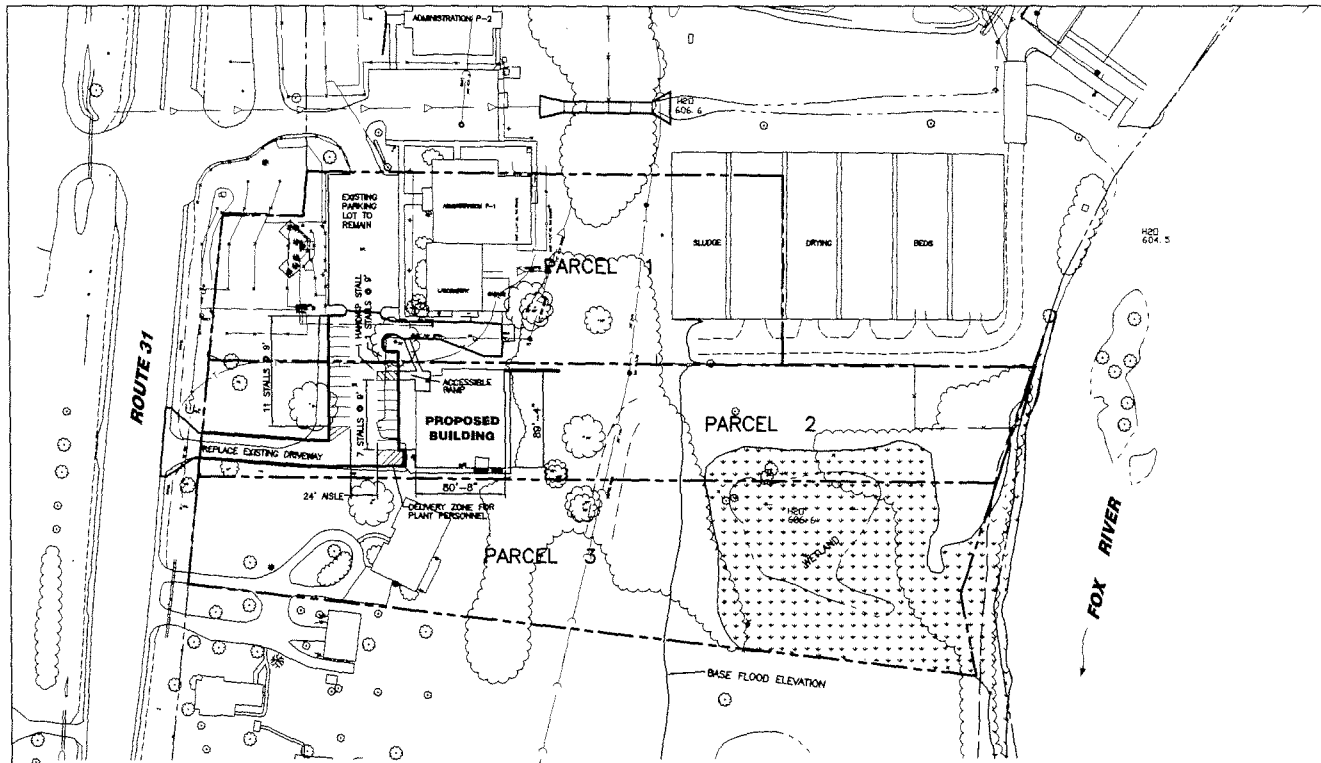
John Purcell
Kendall County Board Chairman

SITE PLAN

PARTS OF LOTS 1, 2 & 3 OF LARSON SUBDIVISION
IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS



SCALE IN FEET
0 50 100 150



SITE DATA

PARCEL 1 = 1.95 ACRES
PARCEL 2 = 1.76 ACRES
PARCEL 3 = 2.22 ACRES
TOTAL AREA = 5.93 ACRES

BUILDING = ONE STORY + BASEMENT
BASEMENT = 8,702 SQ. FT.
FIRST FLOOR = 6,817 SQ. FT.
TOTAL = 13,519 SQ. FT.

PARKING STALLS:
20 PROPOSED
1 PROPOSED HANDICAP
1 REQUIRED HANDICAP



WALTER E. DEUCHLER ASSOCIATES, INC.

Consulting Engineers - Aurora, Illinois

REVISIONS

DATE: 3/21/21 DESIGNED BY: DRAWN BY: APPROVED: BOOK: SCALE: 1"=50' CAD: JWC JOB NO: 111/272038

LABORATORY BUILDING P-3
FOX METRO WATER RECLAMATION DISTRICT

EXHIBIT A