

ORDINANCE NUMBER 2009 - 07

GRANTING AN A-1 CONDITIONAL USE FOR
Kurt and Karen Jungkans

WHEREAS, Kurt and Karen Jungkans filed a petition for a Conditional Use within the A-1 district, for an 8.9 acre property located on the north side Millhurst, 360' east of Whitfield Road (PIN# 04-04-100-005) in Fox Township, as legally described in Exhibit "A", and

WHEREAS, said petition is to allow for the issuance of one (1) building permit in the A-1 Agricultural zoning district to allow for the construction of one (1) single-family home as provided in Section 7.01.E.2 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is presently zoned A-1; and

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 Zoning Board of Appeals on February 24, 2009; and

WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a Conditional Use in the A-1 Agricultural zoning district to permit the development of one (1) single family home on the property legally described above and graphically portrayed as Exhibit "B" attached to and incorporated within, subject to the following conditions:

1. The Conditional Use shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same Conditional Use conducted on the property.
2. Prior to the issuance of a building permit on the property, the petitioner shall:
 - a. Dedicate 45' of R.O.W. on the north side of Millhurst Road to Fox Township
 - b. Obtain approval for a Site Development Permit

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 March 17, 2009.

Attest:



Debbie Gillette
Kendall County Clerk


Anne Vickery
Kendall County Board Chairman

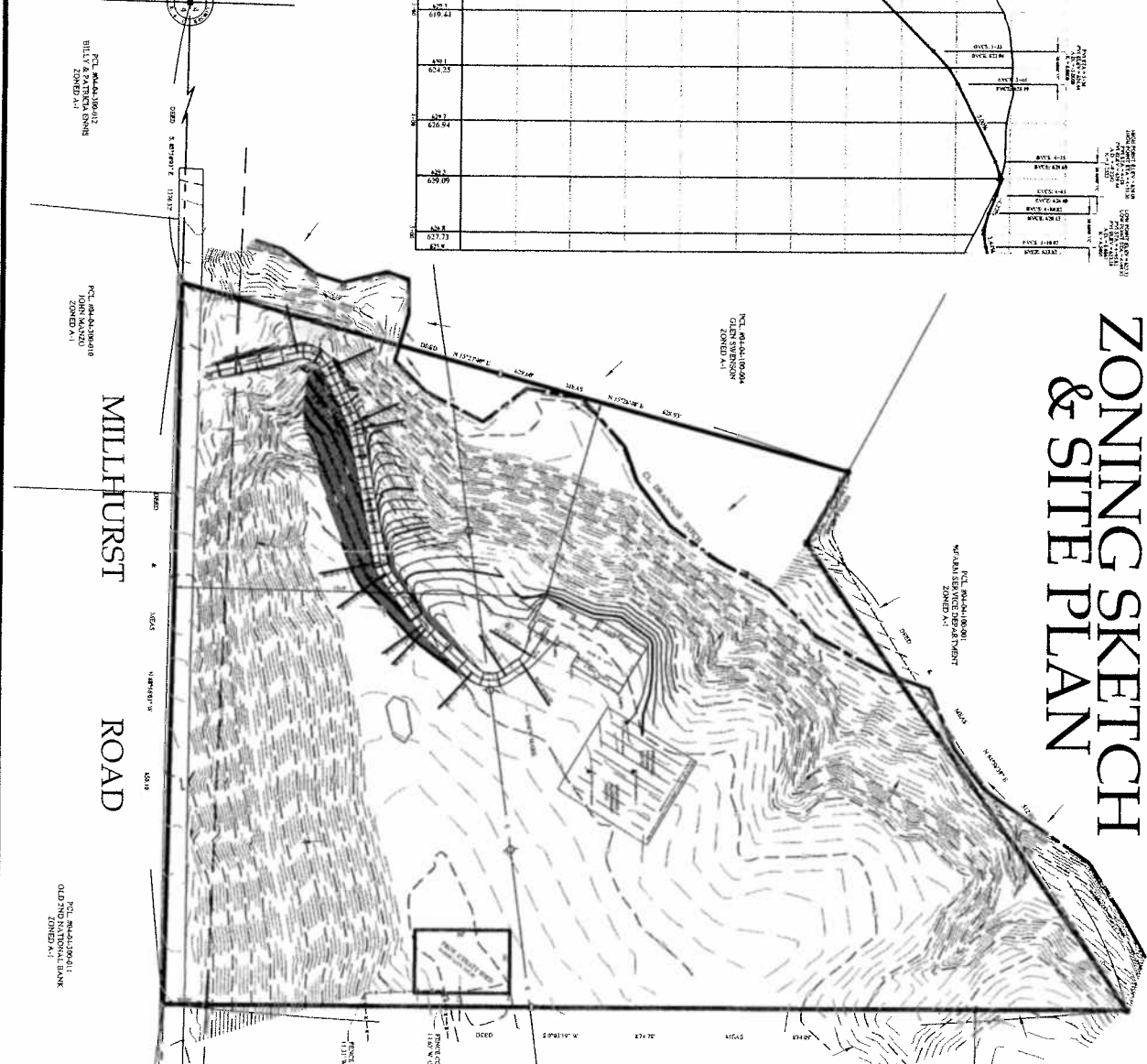
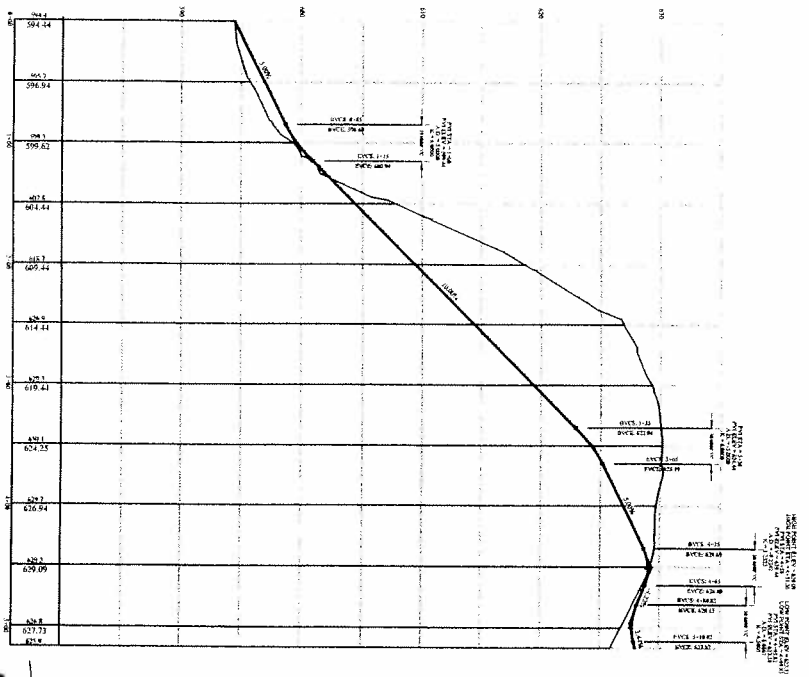
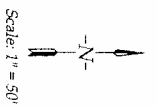
LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 4 IN TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 88 DEGREES 56 MINUTES 03 SECONDS EAST 1376.32 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 4 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 15 DEGREES 27 MINUTES 40 SECONDS EAST 629.60 FEET TO A POINT; THENCE SOUTH 59 DEGREES 11 MINUTES 50 SECONDS EAST 74.15 FEET TO A RECOVERED PIPE; THENCE NORTH 54 DEGREES 58 MINUTES 39 SECONDS EAST 512.01 FEET TO A RECOVERED PIPE; THENCE SOUTH 0 DEGREES 03 MINUTES 19 SECONDS WEST 874.78 FEET TO A RECOVERED NAIL; THENCE NORTH 88 DEGREES 56 MINUTES 03 SECONDS WEST 650.10 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 4 TO A POINT OF BEGINNING ALL SITUATED IN KENDALL COUNTY, ILLINOIS

EXHIBIT

A
DATE _____

ZONING SKETCH & SITE PLAN



LEGEND:

- EXISTING CONTOUR
- WIRE FENCE
- OVER HEAD ELECTRIC
- POWER POLE
- DIRECTION OF DRAINAGE
- PROP. WELL LOCATION

GENERAL NOTES:

- 1) THE PROPERTY HEREON SHOWN IS MORE OR LESS HEAVILY WOODED.
- 2) THE NEAREST GOOD ROAD AREA TO THIS PROPERTY IS 1/4 MILE FROM THE PROPERTY AS SHOWN ON THE PLAN.
- 3) THE NEAREST WATER MAIN AND SEWER MAIN ARE 1/4 MILE FROM THE PROPERTY AS SHOWN ON THE PLAN.
- 4) THE NEAREST TELEPHONE MAIN IS 1/4 MILE FROM THE PROPERTY AS SHOWN ON THE PLAN.
- 5) THE NEAREST GAS MAIN IS 1/4 MILE FROM THE PROPERTY AS SHOWN ON THE PLAN.
- 6) THE NEAREST ELEC. MAIN IS 1/4 MILE FROM THE PROPERTY AS SHOWN ON THE PLAN.

P.C. 104.10.00.00
ZONED A-1

P.C. 104.10.00.00
ZONED A-1

P.C. 104.10.00.00
ZONED A-1

P.C. 104.10.00.00
ZONED A-1

P.C. 104.10.00.00
ZONED A-1

P.C. 104.10.00.00
ZONED A-1

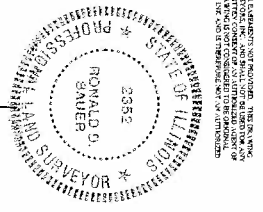
P.C. 104.10.00.00
ZONED A-1

P.C. 104.10.00.00
ZONED A-1

MILLHURST ROAD

ACREAGE:
CONTAINING 8.9913 ACRES
SUBJECT TO GRASS ACRES WITHIN THE ROAD RIGHT OF WAY

BENCH MARK:
SET BY SPEER-NORSH SIDE OF RIVER POLE
NEAR MIDDLE OF PROPERTY
ELEVATION 629.41



THIS IS TO CERTIFY THAT I, RONALD D. SAUER, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND HAVE FOUND THAT THE SAME IS CONTAINED WITHIN THE ZONING DISTRICT OF A-1, AS SHOWN ON THE ZONING MAP OF THE CITY OF CHICAGO, ILLINOIS, AS AMENDED TO DATE OF THIS SURVEY. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1984, AS AMENDED, AND THE ZONING ACT OF 1984, AS AMENDED.

DATE OF SURVEY: 10/15/2007

PROJECT NO. 07-002

EXHIBIT

DATE

R B & ASSOCIATES
LAND SURVEYORS, INC.
4 West Main Street
Piano, Illinois 60545
(630) 532-7452
DESIGN FIRM NO. 194-004475
DMG# 2007-13333-002 C (8/18)