ORDINANCE NUMBER 2008- 36

MAP AMENDMENT FOR 4.4 ACRES
Rezone from R-3 to R-1

WHEREAS, Douglas & Kimberlee Leifheit, has filed a petition for a Map Amendment from R-3 to R-1, for property located on the south side of River Road, east of Blackhawk Road, commonly known as 12998 River Road, in Section 36 of Little Rock Township; and

WHEREAS, said property is identified with the tax identification number 01-36-100-010 and is legally described on the attached "Exhibit A": Legal Description; and

WHEREAS, said property is currently zoned R-3 and improved with an existing single family home and two accessory buildings; and

WHEREAS, the petitioner desires to rezone the 4.4 acre property in order to allow horses on the parcel; 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 July 22, 2008; and

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

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants a zoning map amendment from R-3 to R-1 on the tract of land located at 12998 River Road, and depicted on the map attached as "Exhibit B" hereto and incorporated herein, subject to the following conditions:
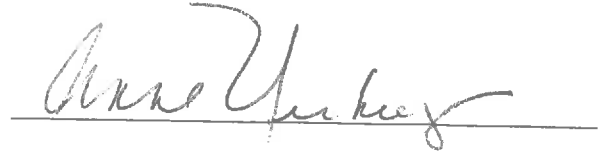
1. The following variance be granted:

   a. The west side yard setback be reduced to 39' for the existing home.

IN WITNESS OF, this ordinance has been enacted on August 19, 2008.

Attest:

Rennetta Mickelson
Kendall County Clerk

John A. Church
Kendall County Board Chairman

Legal Description

Lot Two in Minnetonka Springs, a subdivision of that part of sub lot 6 in section 36 and of sub lot 1 and section 35 of Township 37 North, Range 6 East of the Third Principle Meridian lying between the highway and the river, according tot eh recorded survey thereof.
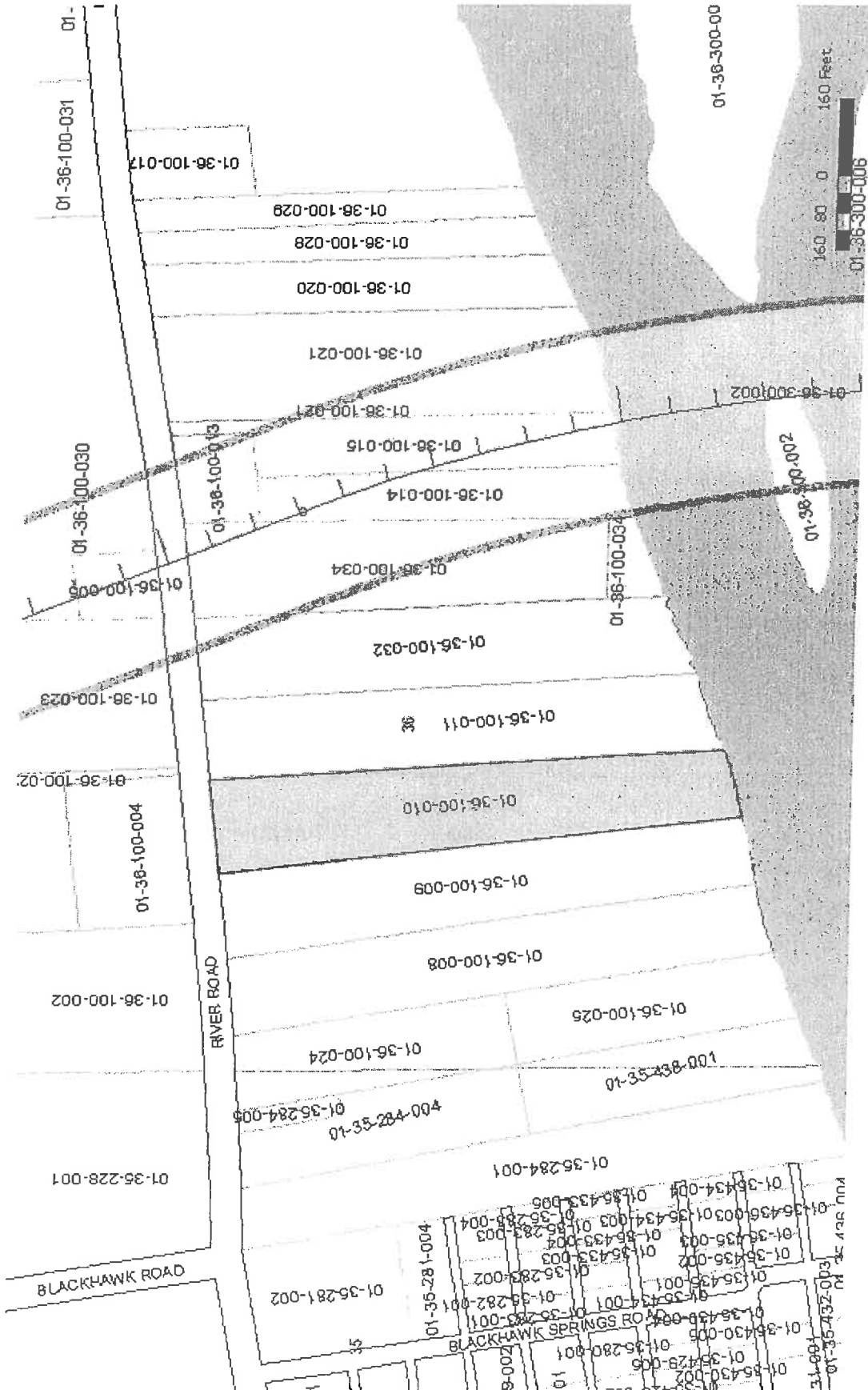
EXHIBIT "A"

EXHIBIT "B"