

ORDINANCE NUMBER 2007 - 19

AMENDING AN EXISTING SPECIAL USE (ORDINANCE 2005-60) for an
INCREASE IN MAXIMUM ALLOWABLE STUDENTS FROM 24 TO 75 to
BRIAN WATKINS, d/b/a PEACEFUL PATHWAYS MONTESSORI SCHOOL

WHEREAS, Brian Watkins, d/b/a Peaceful Pathways Montessori School, has filed a petition for an amendment to an existing Special Use (Ordinance 2005-60) within the A-1 Agricultural Zoning District for expansion of a school and daycare facility pursuant to Section 7.01.D.27 of the Kendall County Zoning Ordinance for property on the south side of Route 71 – west of Ravine Woods, commonly known as 8250 Route 71 in Kendall Township, as legally described in “Exhibit A”; and

WHEREAS, said petition is to allow for an increase in the maximum allowable student enrollment from the current 24 students, to a maximum of 75 students; 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 Special Use Hearing Officer; 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 special use zoning permit to permit the use indicated in the recitals section of this Ordinance subject to the following conditions:

1. Limit student enrollment to no more than seventy-five (75) and six (6) full-time employees. However, in the event State or Local requirements or any other requirements, regarding the number of instructors to serve the number of students which would require hiring of additional employees necessitating installation of additional off-street parking spaces. Such alterations shall require review and approval of necessary permits for review and approval by PBZ staff without the need to amend the special use.
2. No certificate of occupancy for the special use shall be issued by the County until the petitioner improves the existing gravel driveway to a two-lane width.
3. Existing gravel driveway shall be paved with asphalt within ten (10) years of the date of the adoption of this ordinance.
4. A “right-to-kennel” clause is to be added to the property deed that alerts the property owner of the presence of a commercial kennel across Route 71 from the proposed special use.
5. Any signage in conjunction with the proposed special use will not be illuminated.
6. Prior to issuance of a building permit for the new structure review and approval of the existing and proposed well and sanitary waste disposal systems shall be obtained from the Health Department.
7. No building or Site Development Permits are to be issued until such time as comments have


been received from the Illinois Department of Transportation regarding any improvements required to provide safe and efficient access entering and exiting facility. Any required improvement shall be installed and completed in conjunction with the proposed site improvements. No Occupancy Permit shall be issued for new classroom building until such time as any and required access improvements have been completed.

8. Development of the site and buildings shall be done in conformance with the controlling site plan and building elevations attached hereto and made a part hereof as Group Exhibit "B".

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 15, 2007.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

EXHIBIT

A
DATE _____

PARCEL ONE:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 3906.54 FEET, AN ARC DISTANCE OF 1438.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CENTER LINE CURVE, 555.60 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 99 DEGREES 50 MINUTES 41 SECONDS WITH THE CHORD OF THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 540.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 78 DEGREES 36 MINUTES 19. SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 625.64 FEET; THENCE NORTHWESTERLY 515.60 FEET TO THE POINT OF BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 7.000 ACRES OF LAND MORE OR LESS.

P.I.N.: 05-03-200-013

PARCEL TWO:

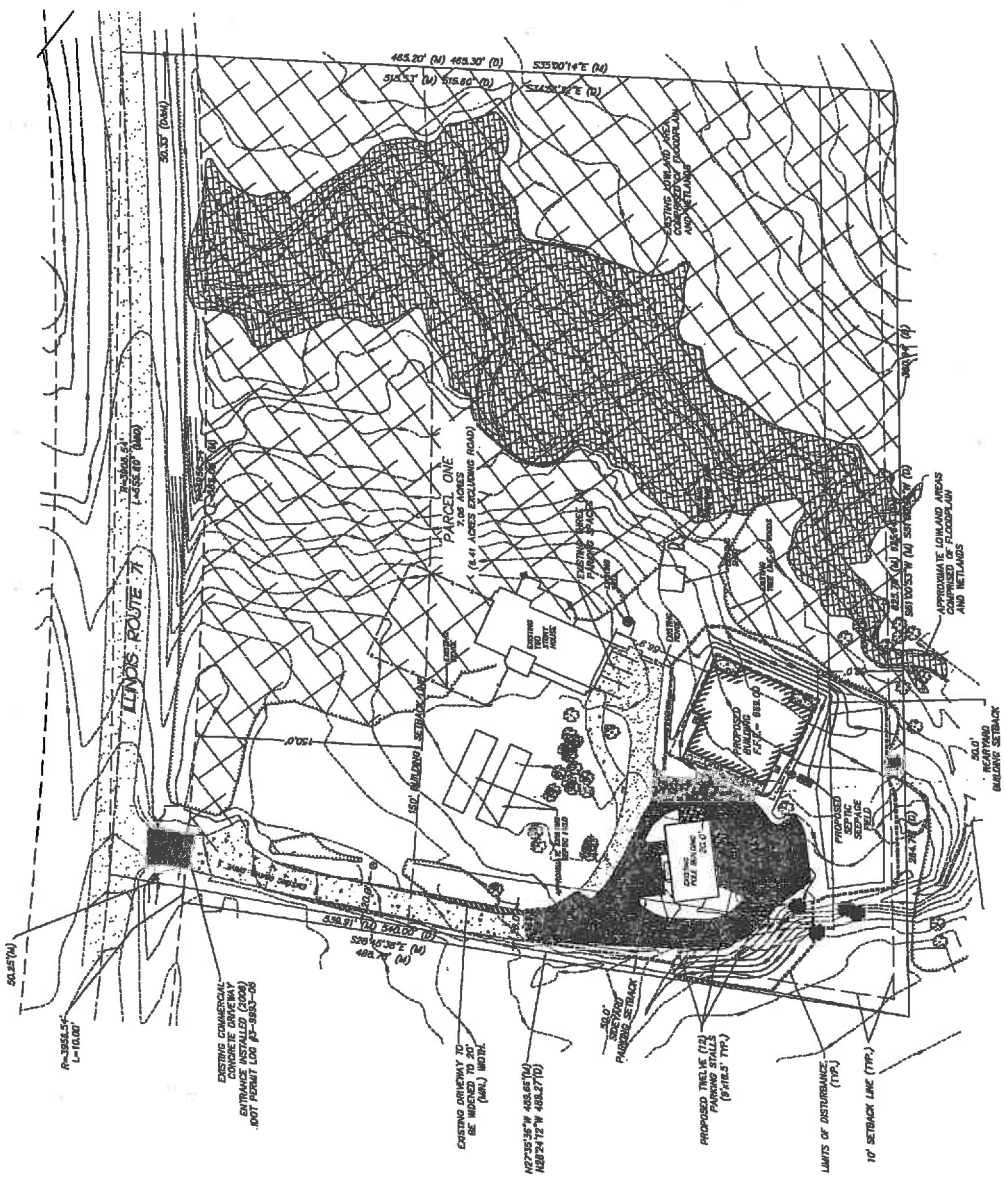
THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, WITH THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 71, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 3906.54 FEET, WITH A CHORD THAT BEARS SOUTH 37 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 1438.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 1446.68 FEET; THENCE SOUTH 34 DEGREES 56 MINUTES 32 SECONDS EAST, 50.33 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE NO. 71; THENCE CONTINUING SOUTH 34 DEGREES 56 MINUTES 32 SECONDS EAST, 465.30 FEET; THENCE SOUTH 51 DEGREES 00 MINUTES 46 SECONDS WEST, 360.94 FEET TO A POINT ON THE WESTERLY LINE OF OUTLOT A IN RAVINE WOODS SUBDIVISION THEREOF RECORDED OCTOBER 14, 2004 AS DOCUMENT NUMBER 200400028822; THENCE CONTINUING SOUTH 51 DEGREES 01 MINUTES 04 SECONDS WEST, 264.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 28 DEGREES 24 MINUTES 12 SECONDS WEST, 489.27 FEET TO A POINT ON THE SOUTH LINE OF STATE ROUTE 71; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF STATE ROUTE 71, 10.00 FEET TO A POINT; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PART OF
P.I.N. : 05-03-200-017

EXHIBIT

B

DATE _____



OVERALL SITE PLAN
 PEACHTREE PARKWAY NORTHWEST
 SCHOOL BUILDING
 WOOD BRIDGE BOULEVARD
 HENRI COUNTY, GEORGIA

NO.	DATE	BY	CHK BY	APP BY	SCALE	VERT. SCALE
1	02/25/07	EP	NT	NT	AS SHOWN	3"
2	02/25/07	EP	NT	NT	AS SHOWN	3"
3	02/25/07	EP	NT	NT	AS SHOWN	3"
4	02/25/07	EP	NT	NT	AS SHOWN	3"
5	02/25/07	EP	NT	NT	AS SHOWN	3"

SYMBOL LEGEND

	BAMBOO FILLER (S&T FENCE)
	EXISTING TREE
	TREE TRUNK PROTECTION
	BELL
	CORNERS
	SPOT ELEVATIONS
	DIRECTION OF FLOW
	APPROXIMATE EXISTING LOWLAND AREAS
	EXISTING GRAVEL PAVEMENT
	EXISTING ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT