

ORDINANCE NUMBER 2006 - 05

GRANTING SPECIAL USE
**CONSTRUCTION AND OPERATION OF A CENTRAL HORSE STABLE AND
STABLE MANAGER HOUSING
LEGACY FARM, LLC**

WHEREAS, Legacy Farm, LLC filed a petition for a Special Use within the RPD-1 zoning district for property located on, and identified as Lot 17 of the Equestrian Estates at Legacy Farm Subdivision; and

WHEREAS, said petition is to allow for construction and operation of a central horse stable serving the equine boarding needs of the homeowners and guests of homeowners of the Equestrian Estates at Legacy Farm Subdivision, as well as providing for the housing needs of the managers of the central horse stable as determined by the Zoning Board of Appeals pursuant to § 4.15 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned A-1 Agricultural and R-1 One Family Residential, with an associated Ordinance to change the zoning map for the subject parcel to RPD-1 Residential Planned Development - One; and

WHEREAS, said property is legally described as Lot 17, Equestrian Estates at Legacy Farm; 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:

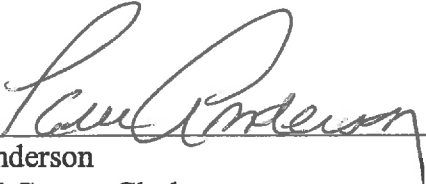
1. A maximum of thirty-six (36) horses are allowed to be housed in the stable.
2. Stabling of horses from non-residents of Legacy Farms is allowed for a maximum of one (1) month, provided said horses are owned by a guest of a resident of Legacy Farms.
3. There shall be no signage on the property indicating the stable accepts commercial stabling of horses.
4. Manure storage and disposal is to be according to a proposed manure storage and disposal plan approved by the Kendall County Department of Environmental Health.
5. In the event the petitioner sells the central horse stable, the Homeowners Association of Equestrian Estates at Legacy Farms has the right of first refusal to purchase the stable.

6. All employees of the central stable shall be employees of the owner/operator and not the Homeowners Association.
7. A maximum of four (4) persons can be employed at the stable, and a maximum of four (4) persons – two (2) per unit – can live in the stable manager housing inside the stable.

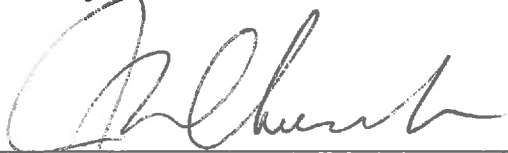
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on February 21, 2006.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

EXHIBIT

A
DATE 2-8-06

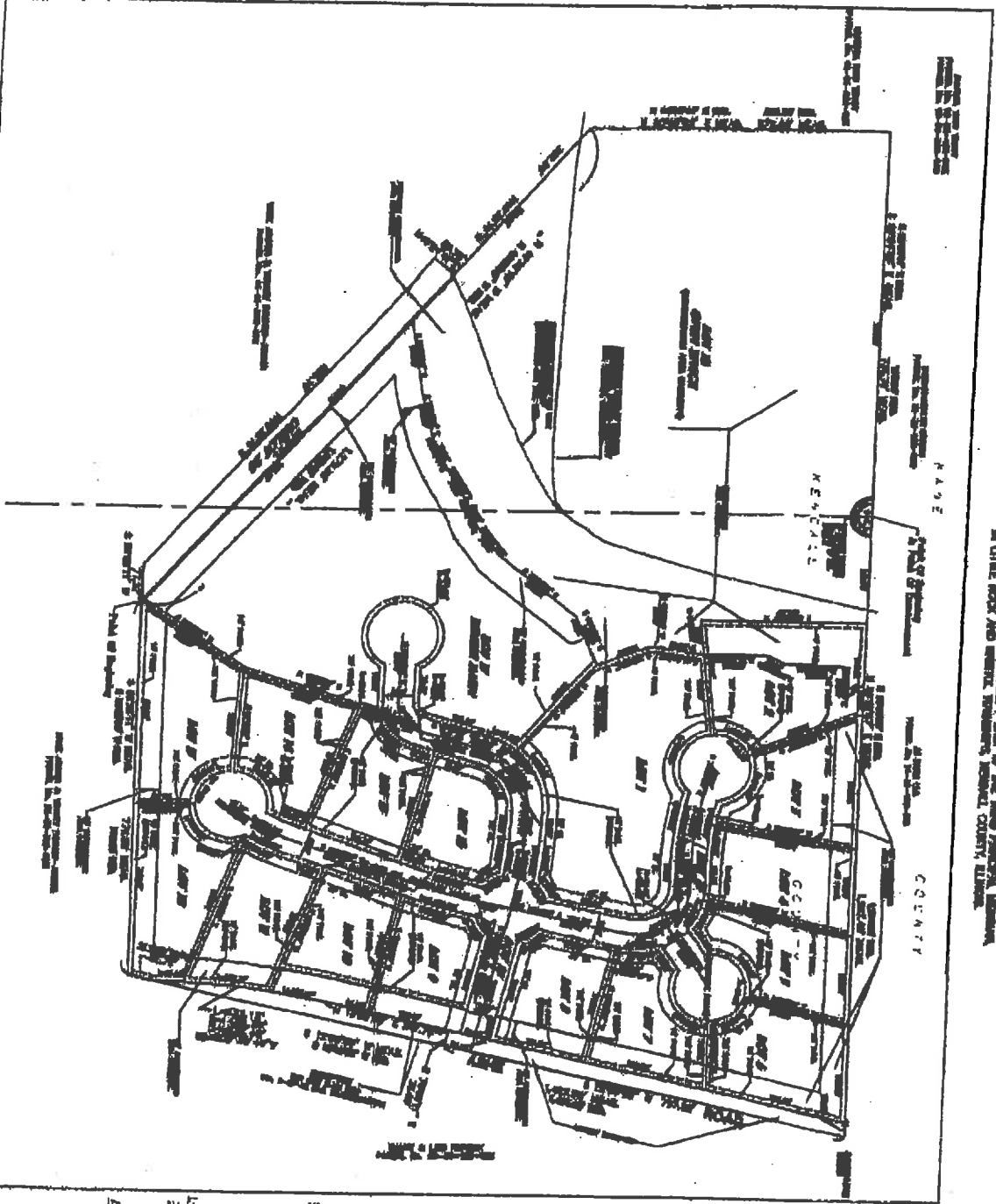
LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST AND PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6, THENCE EASTERLY, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1,287.53 FEET; THENCE SOUTH 12 DEGREES 40 MINUTES 00 SECONDS WEST, 1,427.42 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST, 776.85 FEET; THENCE NORTH 49 DEGREES 35 MINUTES 00 SECONDS WEST, 1,280.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 49 SECONDS EAST, 572.35 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 54 MINUTES 11 SECONDS EAST ALONG SAID NORTH LINE, 775.84 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM THAT PART CONVEYED TO THE COUNTY OF KENDALL BY QUIT CLAIM DEED RECORDED SEPTEMBER 27, 2002 AS DOCUMENT 200200022514, IN LITTLE ROCK AND BRISTOL TOWNSHIPS, KENDALL COUNTY, ILLINOIS. ALSO, THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST AND PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST QUARTER OF SAID SECTION 6, AND RUNNING THENCE EASTERLY, ALONG THE NORTH LINE OF SAID QUARTER, (1,287.53 FEET RECORD) 1,287.48 FEET MEASURED; THENCE (SOUTH 12 DEGREES 40 MINUTES 00 SECONDS WEST, 1,427.60 FEET MEASURED; THENCE (SOUTH 89 DEGREES 25 MINUTES 776.65 FEET MEASURED, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 25 MINUTES 11 SECONDS WEST, 776.65 FEET MEASURED, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES WEST, 829.10 FEET; THENCE NORTH 40 DEGREES 24 MINUTES 41 SECONDS EAST, 50.75 FEET; THENCE (SOUTH 49 DEGREES 35 MINUTES 00 SECONDS EAST RECORD), SOUTH 49 DEGREES 35 MINUTES 19 SECONDS EAST, 887.49 FEET MEASURED, TO THE POINT OF BEGINNING IN LITTLE ROCK AND BRISTOL TOWNSHIPS, KENDALL COUNTY, ILLINOIS. SAID PARCEL OF LAND HEREIN DESCRIBED CONTAINS 1.000 ACRES MORE OR LESS.

**FINAL PIAT OF SUBDIVISION
EQUESTRIAN ESTATES AT LEGACY FARMS**

EXHIBIT
Group B
DATE 2-15-06

THAT PART OF THE UNDIVIDED QUARTERS OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 4 EAST AND PART OF THE UNDIVIDED QUARTERS OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 4 EAST OF THE SEVENTH PRINCIPAL MERIDIAN IN LINCOLN COUNTY, MISSOURI.



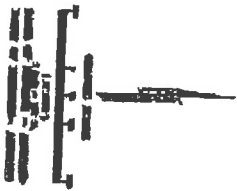
SEE DATA

LOT #	SIZE	AREA	LOT #	SIZE	AREA
1	0.25 ACRES	10,890 S.F.	11	0.25 ACRES	10,890 S.F.
2	0.25 ACRES	10,890 S.F.	12	0.25 ACRES	10,890 S.F.
3	0.25 ACRES	10,890 S.F.	13	0.25 ACRES	10,890 S.F.
4	0.25 ACRES	10,890 S.F.	14	0.25 ACRES	10,890 S.F.
5	0.25 ACRES	10,890 S.F.	15	0.25 ACRES	10,890 S.F.
6	0.25 ACRES	10,890 S.F.	16	0.25 ACRES	10,890 S.F.
7	0.25 ACRES	10,890 S.F.	17	0.25 ACRES	10,890 S.F.
8	0.25 ACRES	10,890 S.F.	18	0.25 ACRES	10,890 S.F.
9	0.25 ACRES	10,890 S.F.	19	0.25 ACRES	10,890 S.F.
10	0.25 ACRES	10,890 S.F.	20	0.25 ACRES	10,890 S.F.

ASHLE ROAD P.A.V. DESIGNATION/TYPING AREA
TOTAL AREA = 2,274 SQ. FT. / 0.052 ACRES

LEGEND

- Subdivision Boundary
- Lot Boundary
- Proposed Road
- Proposed Right-of-Way
- Proposed Easement
- Proposed Utility
- Proposed Structure
- Proposed Fencing
- Proposed Planting
- Proposed Landmark
- Proposed Monument
- Proposed Survey
- Proposed Error
- Proposed Correction
- Proposed Note
- Proposed Reference
- Proposed Citation
- Proposed Authority
- Proposed Jurisdiction
- Proposed Date
- Proposed Signature
- Proposed Seal
- Proposed Stamp
- Proposed Mark
- Proposed Symbol
- Proposed Icon
- Proposed Image
- Proposed Graphic
- Proposed Diagram
- Proposed Chart
- Proposed Table
- Proposed List
- Proposed Index
- Proposed Map
- Proposed Plan
- Proposed Drawing
- Proposed Sketch
- Proposed Outline
- Proposed Frame
- Proposed Border
- Proposed Margin
- Proposed Gutter
- Proposed Headline
- Proposed Footnote
- Proposed Appendix
- Proposed Bibliography
- Proposed Glossary
- Proposed Index
- Proposed Table of Contents
- Proposed Cover Page
- Proposed Title Page
- Proposed Back Cover
- Proposed Endpaper
- Proposed Flyleaf
- Proposed Interleaf
- Proposed Separator
- Proposed Divider
- Proposed Tab
- Proposed Index
- Proposed Label
- Proposed Tag
- Proposed Marker
- Proposed Indicator
- Proposed Signifier
- Proposed Symbol
- Proposed Icon
- Proposed Image
- Proposed Graphic
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- Proposed Tab



INTECH CONSULTANTS, INC.
1000 N. GARDEN ST., SUITE 100
DALLAS, TEXAS 75202
TEL: 214-635-1100
FAX: 214-635-1101
WWW.INTECHCONSULTANTS.COM

