

ORDINANCE NUMBER 2006 - 09

GRANTING SPECIAL USE
14780 GALENA ROAD
DENISE, TERRY, AND ERIC MAIER D/B/A MAIER PRECAST

WHEREAS, Denise, Terry, and Eric Maier d/b/a Maier Precast filed a petition for a Special Use within the A-1 district, for property located at 14780 Galena Road in Little Rock Township; and

WHEREAS, said petition is to allow for the eventual expansion of the firm's plaster and cement mantel home occupation to include the hiring of employees not currently residing on the parcel; and

WHEREAS, said property is zoned A-1 Agricultural and the request is allowable upon issuance of a Special Use Permit per § 7.01.D.27 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is legally described as follows:

The W'ly 160.00' of the E'ly 464.00' of the N'ly 476.00' as measured along the E and N lines thereof, of the NW ¼ of the NW fractional ¼ of Section 3, T 37 N, R 6 E of the 3rd PM, in Little Rock Township, 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; 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 for the use indicated in the recitals section of this Ordinance and as indicated on the submitted Site Plan included as Exhibit "A" and submitted Parking Plan included as Exhibit "B", attached hereto and incorporated herein, subject to the following conditions:

1. The petitioner agrees to construct the shell of the structure housing the proposed Special Use to Commercial standards at the time of building permit issuance, and agrees to construct the interior of the structure according to Commercial standards.
2. There shall be no outside storage of materials associated with the Special Use.

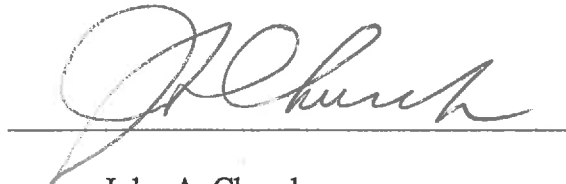
3. There shall be a maximum of seven (7) non-resident employees of the Special Use.
4. The handicapped-accessible parking stall shall be improved with a bituminous or other appropriate hard surface.
5. There shall be a maximum of twelve (12) semi-trailer deliveries to the site during any twelve-month time period.
6. The Kendall County Highway Department reserves the right to review the access entrance to the site if conditions warrant.
7. By approval of this Special Use ordinance, the County Board hereby approves a lot width under the 200' maximum per the authority given the County Board under § 7.01.H.1 of the Zoning Ordinance.
8. The petitioner agrees, within sixty (60) days of adoption by the County Board of the enabling ordinance authorizing the special use, to dedicate and record sufficient additional right-of-way on Galena Road to affect a total ROW distance of 60 feet from centerline.
9. The petitioner agrees, within sixty (60) days of adoption by the County Board of the enabling ordinance authorizing the special use, to dedicate and record an access easement over the shared access to the property subject to the special use.
10. In the event the manufacture of plaster or cement mantels and similar architectural components ceases at this location, it is understood that the special use automatically expires.

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

ZONING SKETCH

OF

THE WESTERLY 160.00 FEET OF THE EASTERLY 464.00 FEET OF THE NORTHERLY 476.00 FEET AS MEASURED ALONG THE EAST AND NORTH LINES THEREOF OF THE NORTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LITTLE ROCK TOWNSHIP, KENDALL COUNTY, ILLINOIS.



LEGEND:
 - - - - - CONTOUR LINES
 □ POWER POLE

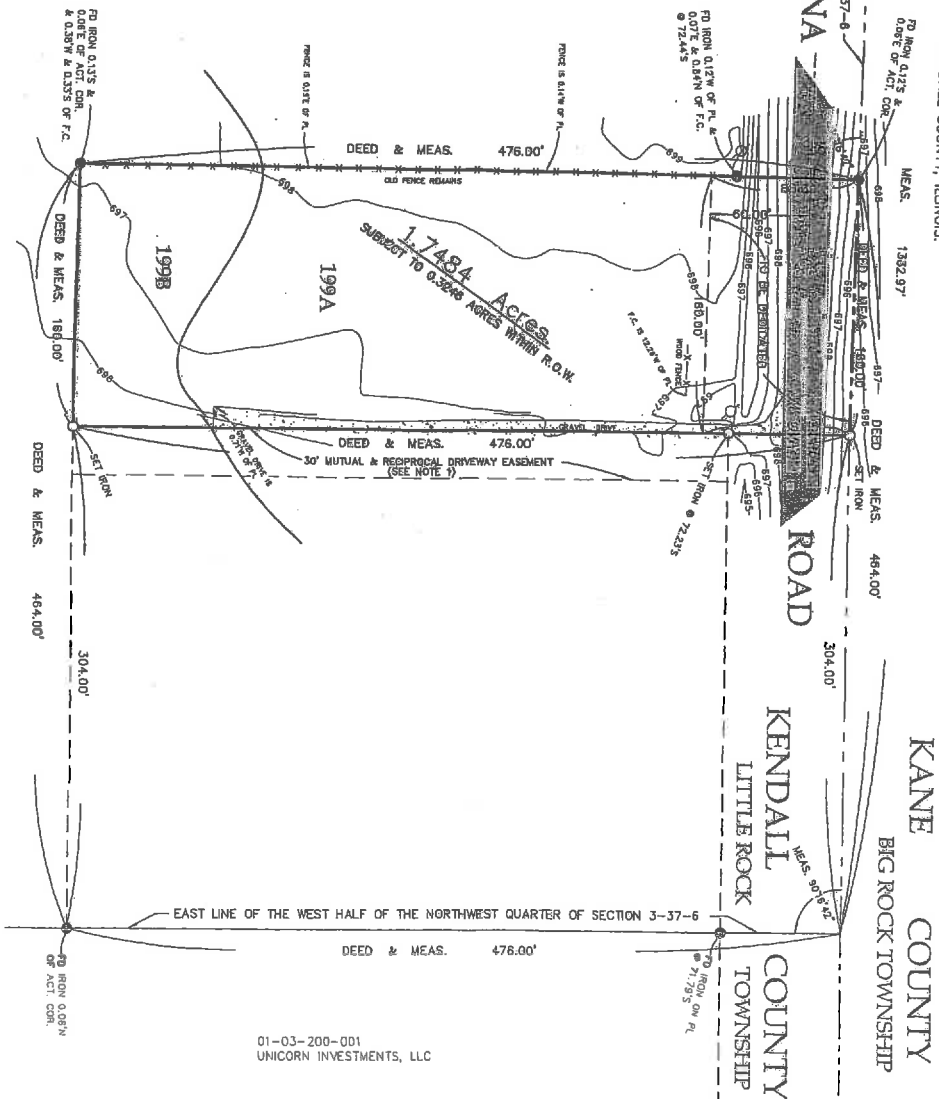
BENCHMARK:
 CHISELED CROSS ON TOP OF LARGE CORRUGATED METAL PIPE AT VALUAN LITTLE ROCK CREEK.
 ELEV. = 670.60'

NOTES:
 1. OWNER WILL RECORD A MUTUAL AND RECIPROCAL DRIVEWAY EASEMENT FOR THE BENEFIT OF THE SPECIAL LOTS AND THE OWNERS TO THE EAST.
 2. A 60 FOOT RIGHT OF WAY MEASURED FROM THE CENTERLINE OF ROAD WILL BE DEDICATED TO THE KENDALL COUNTY HIGHWAY DEPARTMENT FOR HIGHWAY PURPOSES.

OWNER/DEVELOPER:
 FERRY & DENISE MAIER
 14780 GALENA ROAD
 PLANO, IL 60545

SOIL TYPES:
 199A: PLANO SILT LOAM 0 to 2% SLOPES
 199B: PLANO SILT LOAM 2 to 4% SLOPES

01-03-100-004
 JANET DUSZYNSKI



PREPARED: FEBRUARY 8, 2006

DWG# 2005-12728-001 B (ZONE)

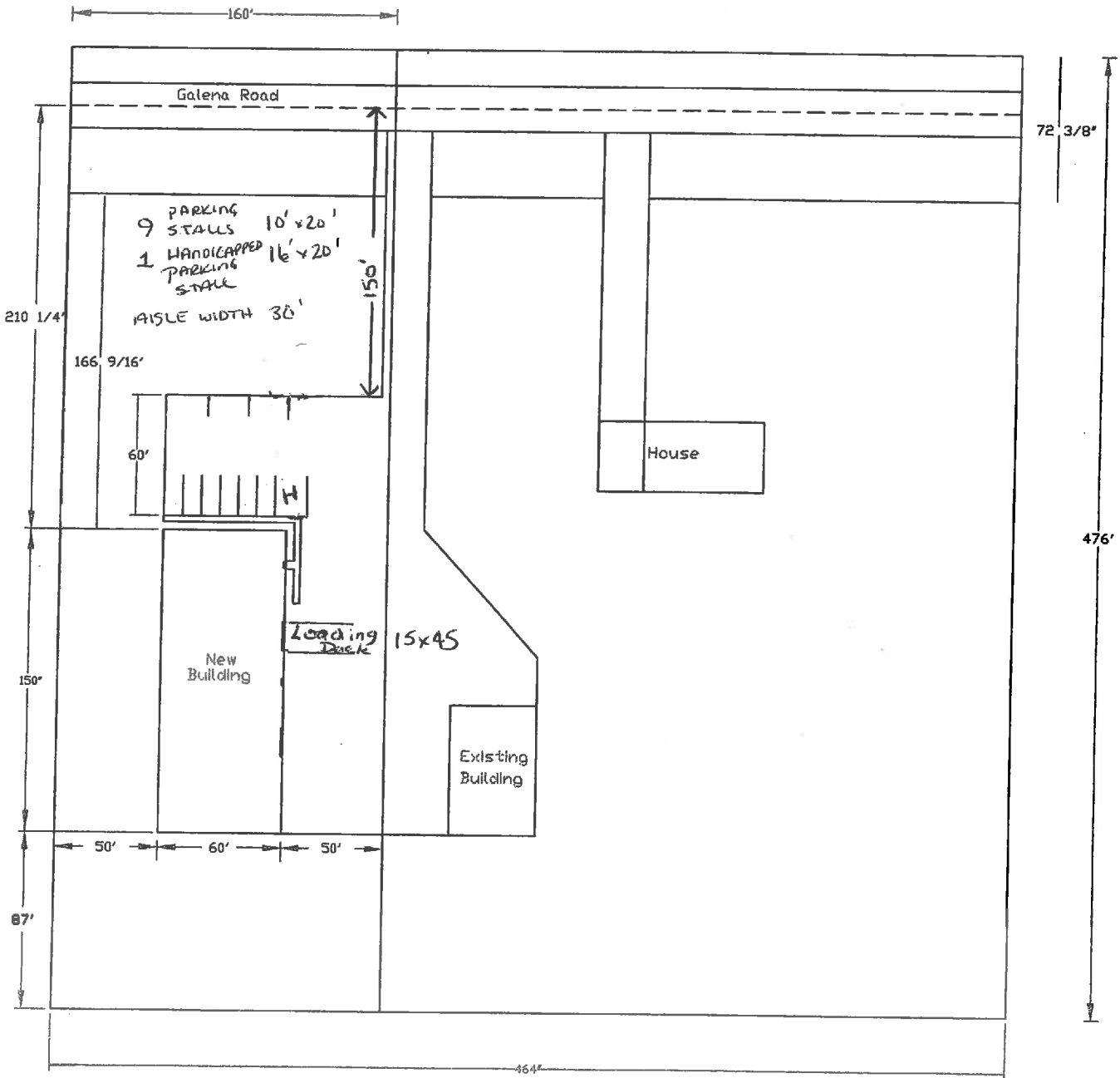
R.B. & ASSOCIATES
LAND SURVEYORS, INC.
 4 West Main Street
 Plano, Illinois 60545
 (630) 592-7452
 DESIGN FIRM NO. 184-004475

01-03-200-001
 UNICORN INVESTMENTS, LLC

A
EXHIBIT
 DATE 2-8-06

EXHIBIT

B
DATE 2-8-06



Will be sharing this existing 22' Entrance

OK
Lenny Moore
02-15-06