

ORDINANCE NUMBER 2006 - 58

GRANTING A CONDITIONAL USE for an A-1 SINGLE FAMILY BUILDING PERMIT  
WITHERS

WHEREAS, Wayne & Loretta Withers filed a petition for a Conditional Use within the A-1 district, for the property generally located along the north side of U. S. Route 52 between Roods Road and Stephens Road in Section 20 of Big Grove Township; and

WHEREAS, said petitioner is seeking approval of a conditional use in the A-1 zoning district to allow for the issuance of one (1) A-1 building permit to allow for the development of one (1) single-family home as provided in Section 7.01.E.2 of the Kendall County Zoning Ordinance on approximately 2.99 acres (130,220.2 square feet) located in the eastern portion of PIN 07-20-400-003; and

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

WHEREAS, said property is legally described as follows:

*That part of the SE ¼ of Section 20, lying S of the Indian Boundary Line, T 35 N, R 6 E of the 3<sup>rd</sup> Principal Meridian being described by commencing at the SE corner of said SE ¼; thence N 01° 03' 05" W along the E line of said SE 1/4, 36.92' to the N right-of-way (ROW) line of U. S. Route 52; thence S 89° 38' 29" W along said N ROW line, 664.76' for the point of beginning; thence N 00° 38' 05" W 320.00'; thence S 89° 21' 55" W, 409.35'; thence S 01° 03' 05" E parallel with said E line, 318.07' to a point on said N ROW line; thence N 89° 30' 54" E along said N ROW line, 407.04' to the point of beginning, all in the township of Big Grove, Kendall County, Illinois; and*

WHEREAS, said property has existing woodland coverage of a substantial portion of the site containing trees in excess of six (6) inches in diameter measured at breast height, which makes the site incompatible with agricultural use per the provisions of Section 7.01.E.2 of the Kendall County Zoning Ordinance; 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; 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 zoning district under the provisions of 7.01.E.2. of the Kendall County Zoning Ordinance to permit the development of one (1) single family home on the portion of the property depicted on the submitted zoning sketch, attached as Exhibit "A" to this Ordinance.

IN WITNESS OF, this ordinance has been enacted on October 17, 2006.

Attest:



Paul Anderson  
Kendall County Clerk

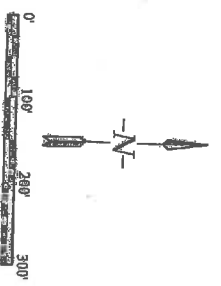


John A. Church  
Kendall County Board Chairman

# ZONING SKETCH

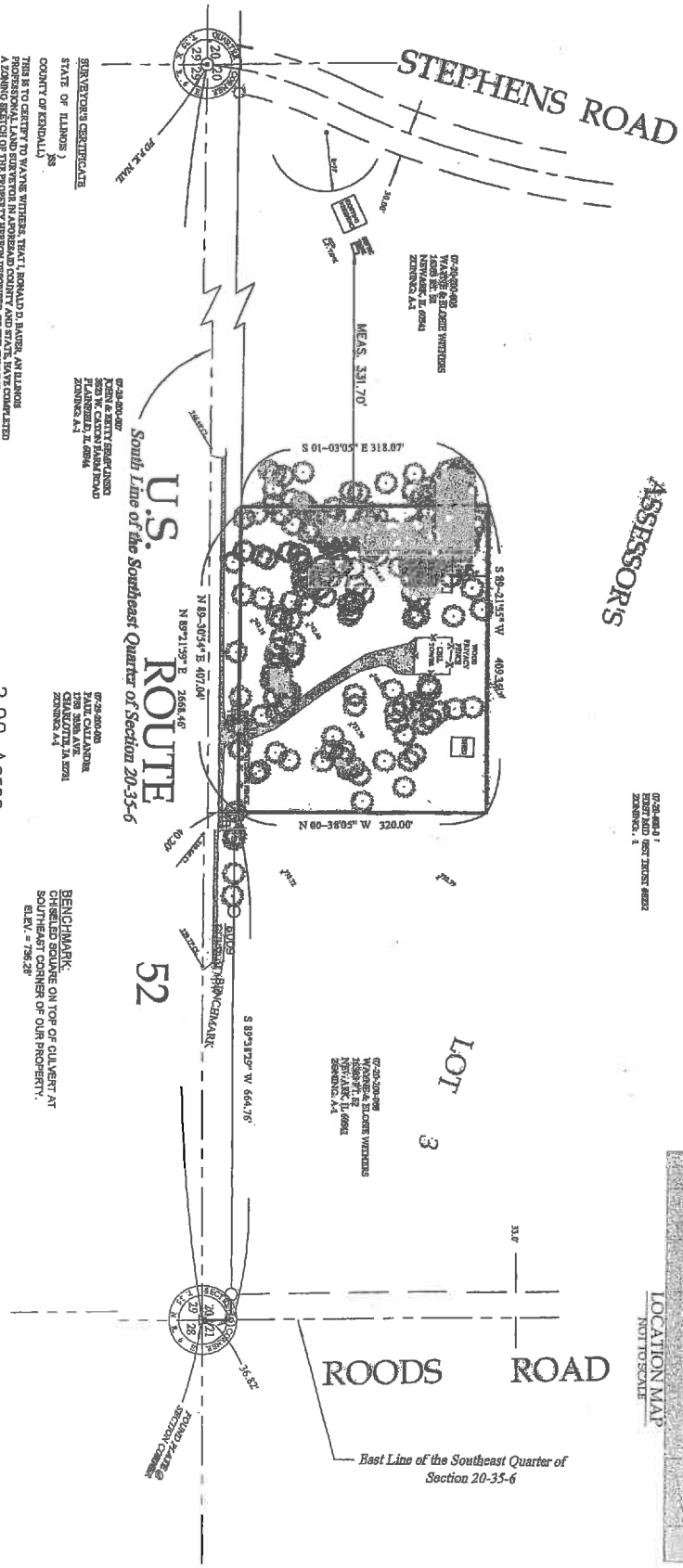
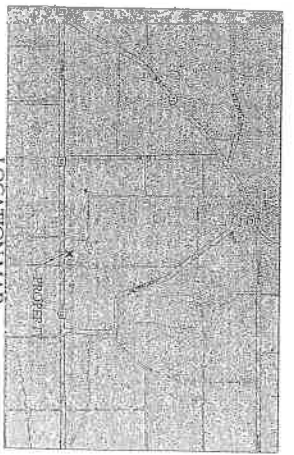
OF

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20 LYING SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 01 DEGREES 03 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 28.82 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. ROUTE 52; THENCE SOUTH 89 DEGREES 58 MINUTES 28 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 884.70 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 38 MINUTES 05 SECONDS WEST 320.00 FEET; THENCE SOUTH 89 DEGREES 03 MINUTES 03 SECONDS WEST, 409.35 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES 03 SECONDS EAST PARALLEL WITH SAID EAST LINE, 318.07 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE, THENCE NORTH 88 DEGREES 30 MINUTES 54 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, 407.04 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF BIG ROCK, KENDALL COUNTY, ILLINOIS.



ASSESSORS

07-20-2016  
RECORDED DEED TRACT MAP  
ZONING: A-1



07-20-2016  
RECORDED DEED TRACT MAP  
ZONING: A-1

07-20-2016  
RECORDED DEED TRACT MAP  
ZONING: A-1

07-20-2016  
RECORDED DEED TRACT MAP  
ZONING: A-1

07-20-2016  
RECORDED DEED TRACT MAP  
ZONING: A-1

REVISOR: [Signature]  
 ILLINOIS PROFESSIONAL LAND SURVEYOR  
 REGISTRATION EXPIRES 11-30-2025  
 REFERS TO A CURRENT TITLE INSURANCE POLICY FOR ENCUMBRANCES NOT SHOWN.  
 REAL PROPERTY IN THE PROPERTY OF R B & ASSOCIATES LAND SURVEYORS, INC. AND  
 CONSENT OF AN AUTHORIZED AGENT OF R B & ASSOCIATES LAND SURVEYORS, INC.  
 REVISED SEPTEMBER 28, 2006



BUILDER/DEVELOPER: WYVINE WITHERS  
 18393 HIGHWAY 52  
 NEWARK, IL 60441

CURRENT ZONING: A-1  
 PROPOSED ZONING: A-1 CONDITIONAL

NOTES:  
 ALL BEARINGS AND DISTANCES  
 SHOWN ARE MEASURED.

2.99 ACRES.  
 130,2200.2 Sq. ft.

BENCHMARK:  
 CHISELED SQUARE ON TOP OF CULVERT AT  
 SOUTHEAST CORNER OF OUR PROPERTY.  
 ELEV. = 755.2'

**R B & ASSOCIATES**  
**LAND SURVEYORS, INC.**  
 4 West Main Street  
 Plano, Illinois 60645  
 (630) 552-7452  
 DESIGN FIRM NO. 184-004475

DWG# 2004-12070-005 B (ZONE)

**EXHIBIT**  
**A**  
 # 10-17-06  
 DATE