

ORDINANCE NUMBER 2005 - 45

GRANTING SPECIAL USE
EAST SIDE OF STEWART ROAD, NORTH OF WOOLLEY ROAD AND SOUTH OF
RANCE ROAD
C. BARRY & PATRICIA CONLIN

WHEREAS, C. Barry & Patricia Conlin filed a petition for a Special Use within the A-1 district, for property general located on the east side of Stewart Road, north of Woolley Road and south of Rance Road in Section 24 of Oswego Township; and

WHEREAS, the legal description of the parcel is as follows:

The N'ly 332.0' of the S'ly 997.60' of the W ½ of the NE ¼ of Section 24, T 37 N, R 8 E of the 3rd PM (exc that part thereof described as follows: Commencing at the SW cor of the said NE ¼; thence N along the W line of said NE ¼ 997.60' for a point of beginning; thence E'ly along a line drawn parallel with the S line of said NE ¼ 625.00'; thence SW'ly along a line which forms an angle of 9°10'15" with the last described course, measured counter-clockwise therefrom 62.74' to a line drawn parallel with and 10.0' S'ly of said parallel line; thence W parallel with said S line 563.0' to said W line; thence N along said W line 10.0' to the point of beginning), in Oswego Township, Kendall County, Illinois ; and

WHEREAS, said petition is to allow the construction and operation of a public horse boarding facility, including training and riding lessons for the public; and

WHEREAS, said property is zoned A-1 Agricultural and the request is allowable upon adoption by the Kendall County Board of a Special Use ordinance per Section 7.01.D.23 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 Special Use Hearing Officer; and

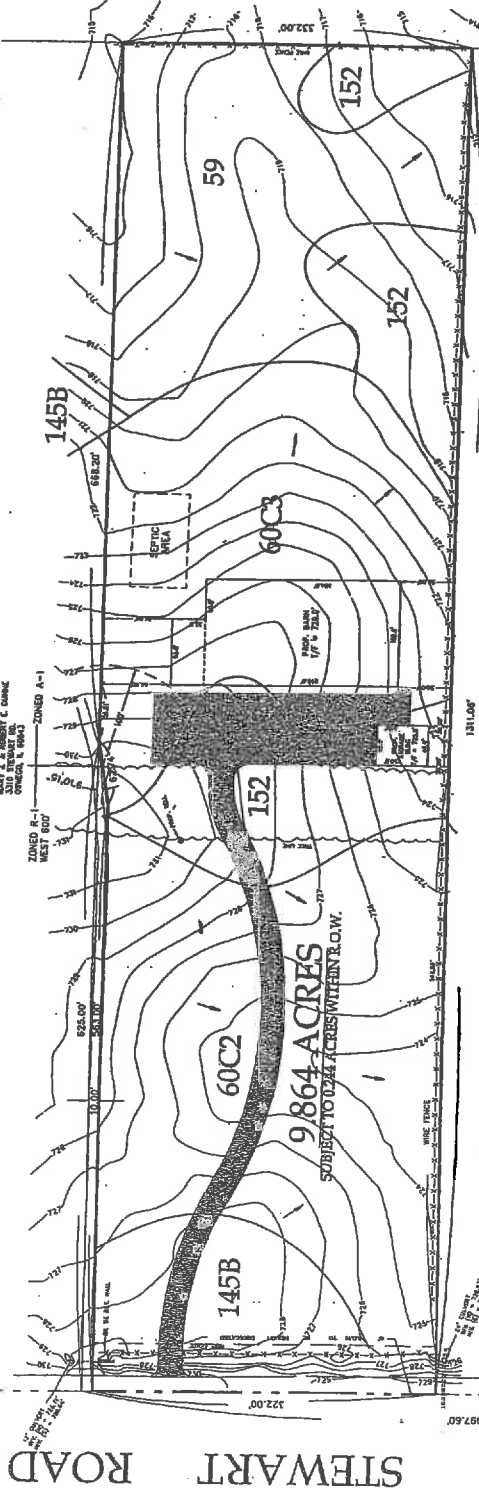
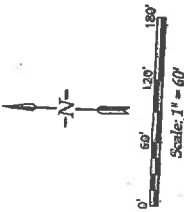
WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

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 and Signage Plan included as Group Exhibit "A" attached hereto and incorporated herein, subject to the following conditions:

EXHIBIT
 # Group "A"
 DATE 7-27-05

ZONING SKETCH

OF
 THE NORTHERLY 322.00 FEET OF THE SOUTHERLY 884.00 FEET OF THE WEST HALF OF THE
 PRINCIPAL QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 10 WEST, COUNTY OF
 SOUTHWEST CORNER OF SAID NORTHWEST QUARTER DESCRIBED AS FOLLOWS: COMMENCE
 A LINE CORNER OF SAID NORTHWEST QUARTER BEING THE POINT OF BEGINNING; THE
 THENCE SOUTHERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER EASTERLY ALONG
 THE WEST LINE OF SAID NORTHWEST QUARTER SOUTHERLY ALONG THE WEST LINE OF SAID
 QUARTER WITH THE LAST DESCRIBED COURSE, MEASUREMENTS OF 9 DEGREES TO ANGLE 15
 FEET PARALLEL WITH SAID SOUTH LINE, WITH AN 10 FEET SOUTHERLY OF SAID PARALLEL, 82.74
 FEET WEST LINE, 10.00 FEET TO THE POINT OF BEGINNING; IN CHEROKEE TOWNSHIP, MENDALL
 COUNTY, ILLINOIS AND CONTAINING 9.864 ACRES.



OWNER:
 BARRY COUW
 1707 ALBERT HALL COURT
 MAPERVILLE, IL 60544

PRECEDENT ZONING: A-1
 PREVIOUSLY ZONED AS A-1 SPECIAL USE
 9.864 ACRES PROPOSED FOR REZONING

SOIL IDENTIFICATION
 03 URBAN LOT 15M
 60C2 LA MOSE SOILS
 152 LA MOSE SOILS
 152 URBAN LOT 15M
 152 URBAN LOT 15M

03-24-2005-016
 3553 TILBURN DRIVE, MAPERVILLE
 1111 E. WASHINGTON ST.
 22800-741

BENCHMARK
 THE SOUTH END OF A 24 INCH CULVERT UNDER
 STEWART ROAD APPROXIMATELY 100 FEET SOUTH OF THE
 SOUTH LINE OF EAST MENDALL ESTATES SUBDIVISION,
 ELEV. = 729.87



- NOTES**
1. SURVEY INFORMATION BASED ON SURVEY BY JAMES H. ALSON, DATED OCTOBER 11, 2003.
 2. BENCHMARK SUPPLIED BY CUSTOMER.

R.B. & ASSOCIATES
LAND SURVEYORS, INC.
 4 West Main Street
 Plano, Illinois 60545
 (630) 652-7452

LOCATION MAP

REVISED: JULY 14, 2005

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