

ORDINANCE NUMBER 2005 - 60

GRANTING SPECIAL USE  
8250 ROUTE 71  
BRIAN WATKINS D/B/A PEACEFUL PATHWAYS MONTESSORI SCHOOL

WHEREAS, Brian Watkins d/b/a Peaceful Pathways Montessori School filed a petition for a Special Use within the A-1 district, for property located at 8250 Route 71 in Kendall Township; and

WHEREAS, said petition is to allow the operation of a pre-school facility at the site, which is primarily used for the residential needs of the petitioner; 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.25 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is legally described as follows:

*That pt of the NE ¼ of Section 3, T 36 N, R 7 E of the 3<sup>rd</sup> PM described as follows: Commencing at the intersection of the N line of Section 2, T and R aforesaid, with the center line of Illinois State Route No. 71; thence SW'ly along said center line, being a curve to the right with a radius of 3906.54', an arc distance of 1438.0' for the point of beginning; thence continuing SW'ly along said center line curve, 555.60'; thence SE'ly along a line forming an angle of 99° 50' 41" with the chord of the last described course (measured clockwise therefrom) 540.0'; thence NE'ly along a line forming an angle of 78° 36' 19" with the last described course (measured clockwise therefrom) 625.64'; thence NW'ly 515.60' to the point of beginning in Kendall Township, Kendall County, Illinois and containing 7.000 more or less.*

AND

*That pt of the NE ¼ of Section 3, T 36 N, R 7 E of the 3<sup>rd</sup> PM described as follows: Commencing at the intersection of the N line of Section 2, T and R aforesaid, with the center line of Illinois State Route No. 71, said point being on a curve, said curve being convex SE'ly and having a radius of 3906.54', with a chord that bears S 37° 54' 25" W, a distance of 1438.52'; thence SW'ly along the arc of said curve, 1446.68'; thence S 34° 56' 32" E, 50.33', said point being on the S ROW line of Illinois State Route No. 71; thence continuing S 34° 56' 32" E, 465.30'; thence S 51° 00' 46" W, 360.94' to a point on the W'ly line of Outlot "A" in Ravine Woods Subdivision thereof recorded October 14, 2004 as Document Number 200400028822; thence continuing S 51° 01' 04" W, 264.70' to the point of beginning; thence N 28° 24' 12" W, 489.27" to a point on the S line of State Route 71, 10.00 to a point; thence SE'ly to a point of beginning, in Kendall 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" attached hereto and incorporated herein, subject to the following conditions:

1. Limit student enrollment to no more than twenty-four (24).
2. No certificate of occupancy for the special use shall be issued by the County until the access entrance is improved to the standards of the Illinois Department of transportation.
3. No certificate of occupancy for the special use shall be issued by the County until the petitioner installs a new water well to replace the existing spring-fed well per the instructions of the County Department of Environmental Health.
4. 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.
5. 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.
6. Any signage in conjunction with the proposed special use will not be illuminated.

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 November 15, 2005.

Attest:



Paul Anderson  
Kendall County Clerk

  
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John A. Church  
Kendall County Board Chairman

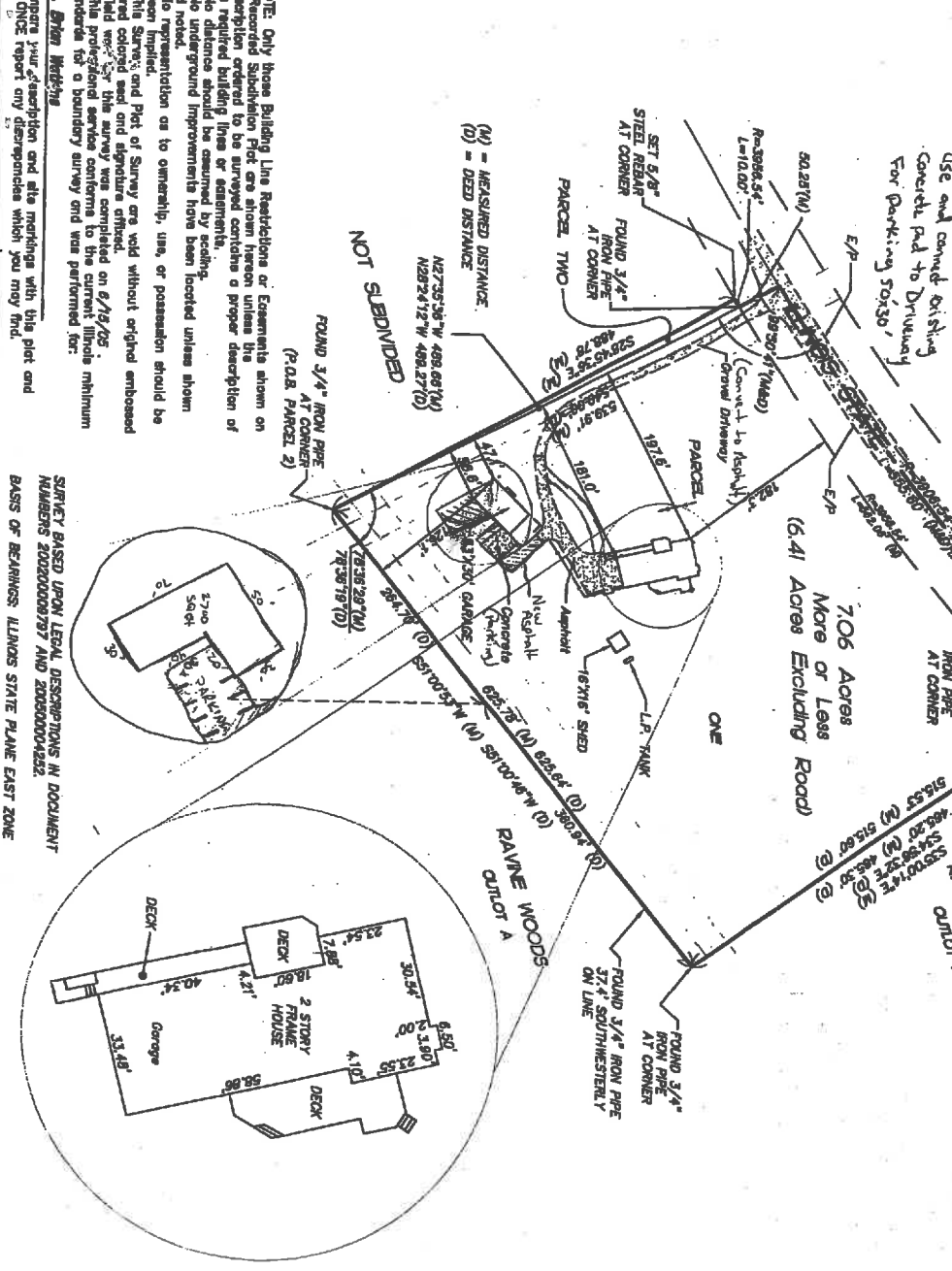
# PLAT OF SURVEY

PLAT FILE STANDARD  
 NEW Layout

Proposed site plans: Future  
 Consider use of existing 53x30 Building for  
 conversion into classroom & extend building  
 along west property line.

Remove existing 53x30 Building & Build  
 New building with a typical "Red Barn"  
 look facing Rt 71 & extending along  
 west property line

Proposed site plans: current  
 Replace gravel driveway with  
 Asphalt & widen Entrance for  
 in and out lanes  
 Use and connect existing  
 Gravel Pad to Driveway  
 For Parking 50x30'



**EXHIBIT**  
 # A  
 DATE 11-09-05

FUTURE site plans are subject to change depending on  
 classroom needs, site restrictions or other guidelines  
 and zoning requirements.

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  
 ILLINOIS STATE ROUTE NO. 71, THENCE SOUTHWESTERLY ALONG SAID LINE OF  
 ILLINOIS STATE ROUTE NO. 71, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 3908.54 FEET, AN  
 ARC DISTANCE OF 1439.0 FEET FOR THE POINT OF BEGINNING, THENCE  
 CONTINUING SOUTHWESTERLY ALONG SAID CENTER LINE CURVE 555.00 FEET,  
 THENCE SOUTHWESTERLY 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 38 MINUTES 19 SECONDS  
 WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM)  
 825.64 FEET, THENCE NORTHWESTERLY 515.80 FEET TO THE POINT OF  
 BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND  
 CONTAINING 7.000 ACRES OF LAND MORE OR LESS.

PARCEL TWO:  
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE  
 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY,  
 ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF THE NORTH  
 LINE OF SECTION 2, TOWNSHIP AND RANGE AFORESAID, THENCE NORTH  
 ILLINOIS STATE ROUTE NO. 71, SAID POINT BEING ON A CURVE, SAID CURVE BEING  
 CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 3908.54 FEET, WITH A CHORD  
 THAT BEARS SOUTH 37 DEGREES 54 MINUTES 20 SECONDS WEST, A DISTANCE OF  
 1439.0 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 1448.68  
 FEET, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 3908.54 FEET, AN  
 ARC DISTANCE OF 1439.0 FEET FOR THE POINT OF BEGINNING, THENCE  
 CONTINUING SOUTHWESTERLY ALONG SAID CENTER LINE CURVE 555.00 FEET,  
 THENCE SOUTHWESTERLY 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 38 MINUTES 19 SECONDS  
 WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM)  
 825.64 FEET, THENCE NORTHWESTERLY 515.80 FEET TO THE POINT OF  
 BEGINNING IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS AND  
 CONTAINING 7.000 ACRES OF LAND MORE OR LESS.

STATE OF ILLINOIS )  
 ) S.S.  
 COUNTY OF KENDALL )  
 This is to certify that we have surveyed the premises above described,  
 and that the plat hereon is a representation of the said survey.  
 Dated at Yorkville, Kendall County Illinois, this 11th day of November,  
 2005.  
 Smith Engineering Consultants, Inc.  
 PROFESSIONAL SURVEYOR  
 ILLINOIS PROFESSIONAL SURVEYORS ASSOCIATION, INC.  
 (Professional Seal)  
 November 11, 2005

PLAT OF SURVEY  
 8250 ROUTE 71  
 SEC. 3-38-7  
 KENDALL COUNTY, ILLINOIS

DATE	6/19/05	PLAT NO.	020923
DESIGNED BY	HONG SOUL	SHEET NO.	1
CHECKED BY	1"=100'		
DATE			

NOTE: Only those Building Line Specifications or Easements shown on  
 Recorded Subdivision Plat are shown hereon unless the  
 description ordered to be surveyed contains a proper description of  
 the required building lines or easements.  
 No distances should be assumed by scaling.  
 No underground improvements have been located unless shown  
 and noted.  
 No representation as to ownership, use, or possession should be  
 even implied.  
 This Survey and Plat of Survey are void without original embossed  
 and colored seal and signature of the  
 The professional services conform to the current Illinois minimum  
 standards for a boundary survey and was performed for:  
 Smith Engineering Consultants, Inc.  
 11.09.05

SURVEY BASED UPON LEGAL DESCRIPTIONS IN DOCUMENT  
 NUMBERS 200200008787 AND 200200004252.  
 BASIS OF BEARINGS: ILLINOIS STATE PLANE EAST ZONE