

ORDINANCE NUMBER 2003 - 04-06

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

WHEREAS, Don & Lois Haag, filed a petition for a Conditional use Special Use within the A-1 district, for the property generally located at the northeast corner of Hale Road and Needham Road with a tax parcel identification number #01-26-300-018, and a common street address of 13625 Hale Road in Little Rock 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 homes as provided in Section 7.01.E.2 of the Kendall County Zoning Ordinance on approximately 3.4153 acres located in the NW corner of said PIN #01-26-300-018; and

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

WHEREAS, said property is legally described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, said property has a Land Evaluation rating of less than 75 points indicating the presence of poor soils which makes farming impractical; 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 subject to the following conditions:


- 1) Dedication of the required 40-foot R.O.W. along Needham Road;
- 2) Creation of separate parcel for the proposed home, prior to issuance of a building permit as depicted on attached Exhibit "B".

State of Illinois
County of Kendall

Zoning Petition
#03-44

IN WITNESS OF, this ordinance has been enacted on February 17, 2004.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 14 DEGREES WEST, 13.69 CHAINS (903.54 FEET) MORE OR LESS TO THE CENTERLINE OF HALE ROAD; THENCE SOUTH 51 DEGREES 30 MINUTES EAST, 21.87 CHAINS (1443.42 FEET) TO AN OLD DEED LINE; THENCE NORTH ALONG SAID OLD DEED LINE 1074.33 FEET MORE OR LESS TO AN OLD CLAIM LINE THAT RUNS IN AN EAST-WEST DIRECTION FROM A POINT THAT IS 796.0 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EASTERLY ALONG SAID OLD CLAIM LINE, 373.22 FEET TO THE ORIGINAL CENTERLINE OF NEEDHAM ROAD AS SHOWN ON PAGE 39 OF SURVEYORS RECORD BOOK #2 RECORDED IN THE OFFICE OF KENDALL COUNTY RECORDER OF DEEDS FOR THE POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 47 MINUTES 47 SECONDS WEST ALONG SAID CENTERLINE, 402.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 04 SECONDS EAST ALONG A LINE PARALLEL TO SAID OLD CLAIM LINE, 379.57 FEET; THENCE NORTH 12 DEGREES 47 MINUTES 47 SECONDS EAST, PARALLEL WITH SAID CENTERLINE, 402.00 FEET, TO A POINT ON SAID OLD CLAIM LINE; THENCE SOUTH 89 DEGREES 57 MINUTES 04 SECONDS WEST ALONG SAID OLD CLAIM LINE, 379.57 FEET, TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

