

**ORDINANCE NUMBER 2003 - 04-07**

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

WHEREAS, Amy & Jeremy Sloan as contract purchasers, filed a petition for a Conditional use Special Use within the A-1 district, for the property generally located near the northwest corner of Hale Road and Needham Road with a tax parcel identification number #01-26-300-002, and a common street address of 13969 Hale Road in Little Rock Township; and

WHEREAS, said petitioners are 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 3.00 acres located in the SE corner of said PIN #01-26-300-002 as depicted on Exhibit "B" attached hereto and made a part hereof; 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, contains slopes in excess of 25%, is encumbered by flood plain and has other barriers which make 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:

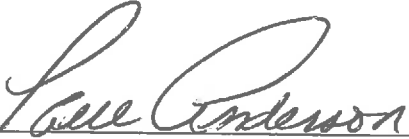
- 1) Submission of an elevation certificate demonstrating the parcel is buildable and provides adequate building area above the 100 year flood plain.
- 2) Receipt of the required septic and well approvals from the County Health Department as part of the building permit process

State of Illinois  
County of Kendall

Zoning Petition  
#03-45

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

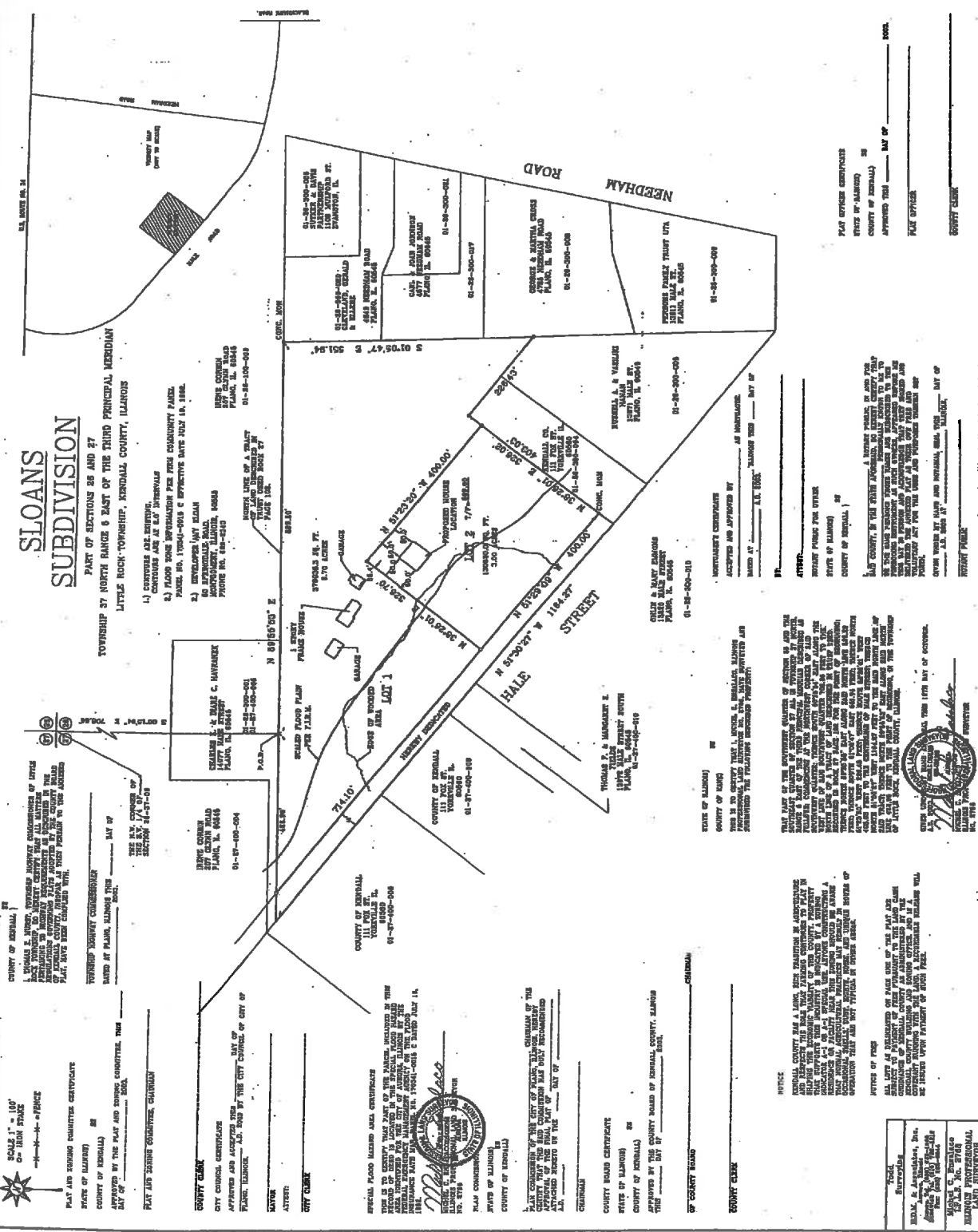
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND THE SOUTHEAST QUARTER OF SECTION 27 ALL IN TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°15'04" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 708.86 FEET TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN TRUST DEED RECORDED IN BOOK 27 PAGE 102 FOR THE POINT OF BEGINNING; THENCE NORTH 89°55'53" EAST ALONG SAID NORTH LINE 899.20 FEET; THENCE SOUTH 01°05'47" EAST 551.94 FEET; THENCE NORTH 51°23'20" WEST 226.43 FEET; THENCE SOUTH 38°26'01" WEST 403.03 FEET TO THE CENTERLINE OF HALE STREET; THENCE NORTH 51°30'27" WEST 1164.27 FEET TO THE SAID NORTH LINE OF SAID TRACT; THENCE NORTH 89°55'53" EAST ALONG SAID NORTH LINE 428.96 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

SLOANS SUBDIVISION

PART OF SECTIONS 26 AND 27 TOWNSHIP 37 NORTH RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN LITTLE ROCK-TOWNSHIP, KENDALL COUNTY, ILLINOIS

- 1) CONTIGUOUS ARE INTERVALL CONTIGUOUS ARE AS L'S INTERVALS
2) FOUND ZONE INFORMATION FOR THE COUNTY PARKS
3) DEVELOPER: JAY BLAIR
4) HORN COUNTY
5) LITTLE ROCK-TOWNSHIP, KENDALL COUNTY, ILLINOIS

STATE OF ILLINOIS
COUNTY OF KENDALL
COUNTY CLERK
COUNTY BOARD
COUNTY ENGINEER



COUNTY CLERK
COUNTY BOARD
COUNTY ENGINEER
COUNTY CLERK CERTIFICATE
COUNTY BOARD CERTIFICATE
COUNTY ENGINEER CERTIFICATE

NOTICE
ALL LOTS ARE SUBDIVIDED ON PAGE ONE OF THIS PLAN AND THE CORNERS OF KENDALL COUNTY AS ADMINISTERED BY THE COUNTY CLERK...
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS AN INSTRUMENT OF CONVEYANCE AND THE COUNTY CLERK HAS REVIEWED THE SAME TO BE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE...

STATE OF ILLINOIS
COUNTY OF KENDALL
COUNTY CLERK
COUNTY BOARD
COUNTY ENGINEER

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