

ORDINANCE NUMBER 2004 - 33

GRANTING A CONDITIONAL USE  
JOAN CARDWELL, LYSA BEGOVAC, AND IBRAHIM BEGOVAC

WHEREAS, Joan Cardwell (property owner) & Lysa and Ibrahim Begovac (petitioners) jointly filed a petition for a Conditional Use within the A-1 district, for property located approximately at 12360 Sleezer Road in Big Grove Township; and

WHEREAS, said petition is to allow for the issuance of one (1) building permit in the A-1 Agricultural zoning district to allow for the construction of one (1) single-family home as provided in Section 7.01.E.2 of the Kendall County Zoning Ordinance; and

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

WHEREAS, said property is legally described as follows:

**That part of the Northeast  $\frac{1}{4}$  of Section 4, Township 35 North, Range 6 East of the Third Principal Meridian, described as follows: Beginning at the Northwest corner of the South  $\frac{1}{2}$  of said Northeast  $\frac{1}{4}$ ; thence Easterly along the North line of said South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  415.0 feet; thence Southerly along a line which forms an angle of 90 degrees 31 minutes 5 seconds with the last described course, measured counterclockwise therefrom, 520 feet; thence Westerly, perpendicular with the last described course, 100.0 feet; thence Northerly, perpendicular with the last described course, 270.91 feet; thence Westerly along a line which forms an angle of 90 degrees 31 minutes 6 seconds with the last described course, measured counterclockwise therefrom, 314.23 feet to the West line of said Northeast  $\frac{1}{4}$ ; thence Northerly along the West line 250.0 feet to the point of beginning in Big Grove 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 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 Agricultural zoning district to permit the development of one (1) single family home on the property legally described above and further referenced as Exhibit "A" and incorporated into this Ordinance by reference.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.


State of Illinois  
County of Kendall

Zoning Petition  
#04-29

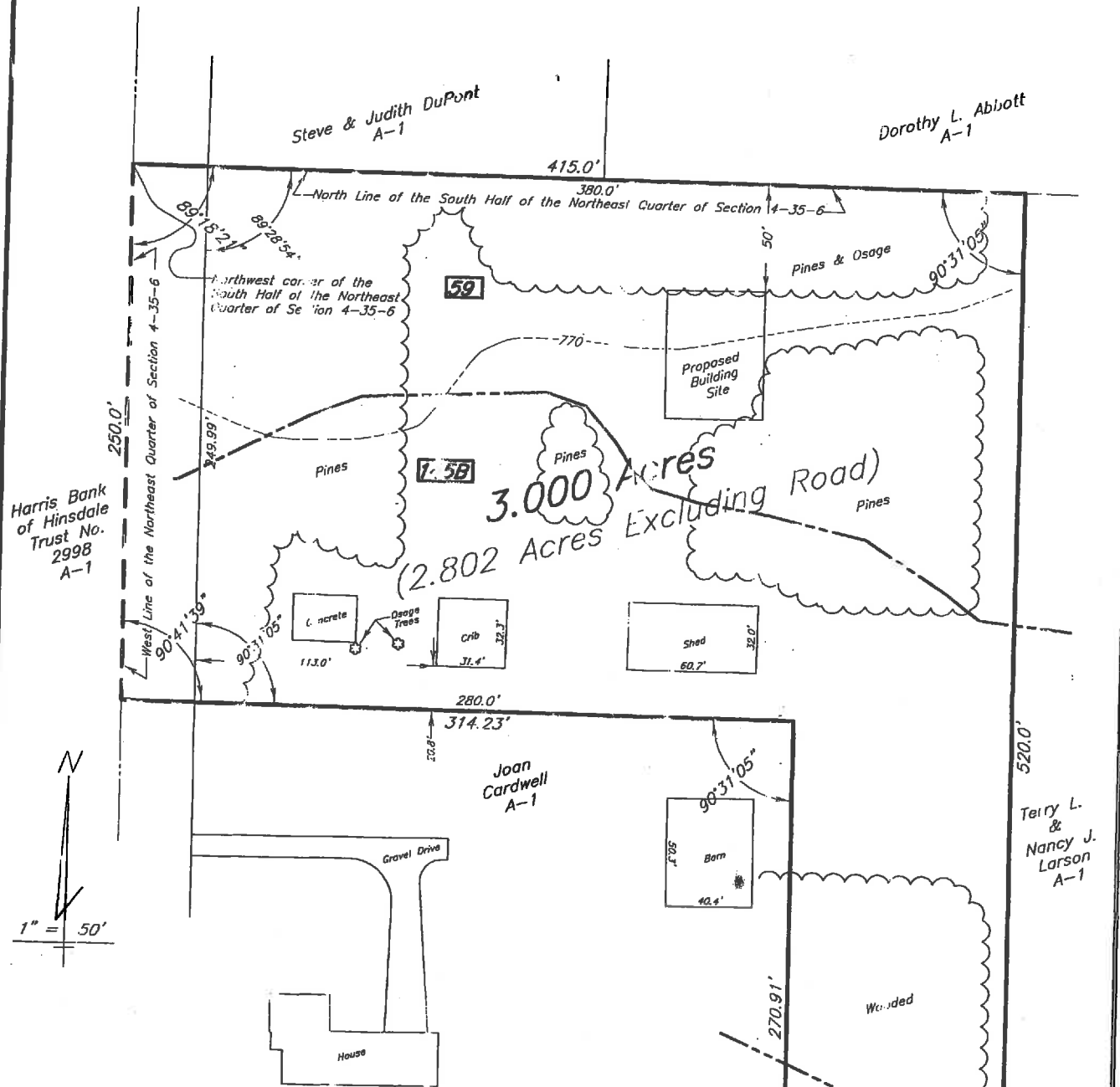
IN WITNESS OF, this ordinance has been enacted on September 21, 2004.

Attest:

  
\_\_\_\_\_  
John A. Church  
Kendall County Board Chairman

  
\_\_\_\_\_  
Paul Anderson  
Kendall County Clerk

# Zoning Sketch of Part of the Northeast Quarter of Section 4-35-6 Big Grove Township Kendall County Illinois



Present Zoning - 1,  
Proposed Zoning - 1, Permit

Soils as indicated in "Soils Survey of Kendall County, Illinois"

- 59 Lisbon silt loam
- 60C2 La Rose silt loam, 4-7% slopes, eroded
- 145B Saybrook silt loam, 2-4% slopes

**Legal Description:**

That part of the Northeast Quarter of Section 4, Township 35 North, Range 6 East of the Third Principal Meridian described as follows: Beginning at the Northwest corner of the South Half of said Northeast Quarter; thence easterly along the North line of said South Half of the Northeast Quarter 415.0; thence southerly along a line which forms an angle of 90°31'05" with the last described course, measured counter-clockwise therefrom, 520 feet; thence westerly, perpendicular with the last described course, 100.0 feet thence northerly, perpendicular with the last described course, 270.91 feet; thence westerly along a line which forms an angle of 90°31'05" with the last described course, measured counter-clockwise therefrom, 314.23 feet to the West line of said Northeast Quarter; thence northerly along said West line 250.0 feet to the point of beginning in Big Grove Township, Kendall County, Illinois and containing 3.000 acres.

**Exhibit "A"**

Prepared for:  
Joan Cardwell

Prepared by:  
James M. Olson Associates, Ltd.  
107 West Madison Street  
Yorkville, Illinois 60560  
January 26, 2004

Steve & Judith DuPont  
A-1

Atty. Grant