

ORDINANCE NUMBER 2004 - 35

GRANTING SPECIAL USE
1050 ROUTE 126
C. M. LAVOIE AND ASSOCIATES and GEORGE PARISE

WHEREAS, C. M. Lavoie and Associates, as applicant, and George Parise, as property owner, jointly filed a petition for a Special Use within the A-1 district, for property located at 1050 Route 126 in Na-Au-Say Township; and

WHEREAS, said petition is to allow conversion of an agricultural farmstead to a commercial use as provided in Section 7.01.D.32 of the Kendall County Zoning Ordinance; and

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

WHEREAS, said property is legally described as:

The West 51 feet of the East 475 feet of the North 410 feet of the East Half of the Northeast Quarter of Section 14, Township 36 North, Range 8 East of the Third Principal Meridian, Na-Au-Say Township, Kendall County, Illinois, excepting that part previously granted for Illinois Highway Route 126 purposes; and

The North 410 feet of the East 424 feet of the East Half of the Northeast Quarter of Section 14, Township 36 North, Range 8 East of the Third Principal Meridian, Na-Au-Say Township, Kendall County, Illinois, except that part thereof previously dedicated for Illinois Route 126 Highway.

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 special use zoning permit to permit the use indicated in the recitals section of this Ordinance subject to the following conditions:

1. Any signage on the property is to be designed to reflect the rural nature of the site and the area, as well as the color scheme of the other buildings on the site. No lighting of the sign will be allowed. The design of the sign shall be approved by the Kendall County Director of Planning, Building, and Zoning prior to issuance of a sign permit.
2. No outside storage of commercial vehicles will be allowed during non-business hours.

3. No evidence of a commercial entity shall be visible from Route 126 or Ridge Road – other than the permitted signage – during non-business hours.
4. The parcel described herein shall not be subsequently split, causing a division of the farmstead. Said prohibition shall be recorded as a deed restriction with the Office of the Kendall County Recorder.
5. The property shall be developed and maintained in substantial conformance with the site plan and in accordance with the building elevations attached hereto as group Exhibit “A”
6. The existing home and barns will be maintained or replaced in the event they are damaged or destroyed.

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 September 21, 2004.

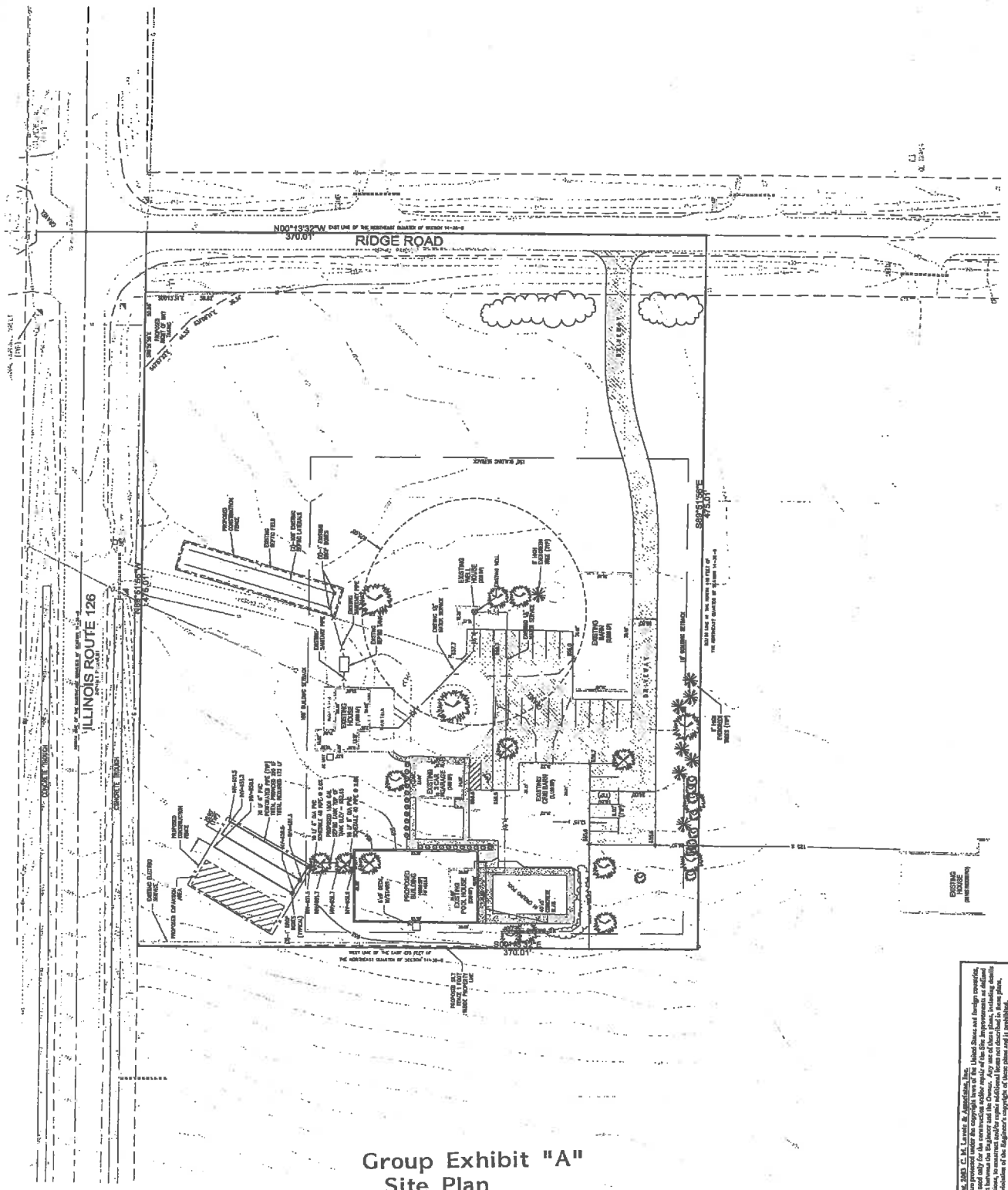
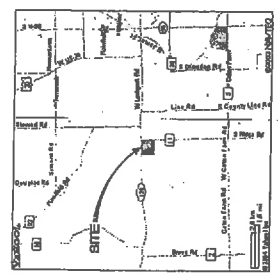
Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman



CML OFFICE EXPANSION

PERMIT PLAT

DRAWN BY: JAW CHECKED BY: MGO DATE: 04-15-04 SHEET: 1 OF 1

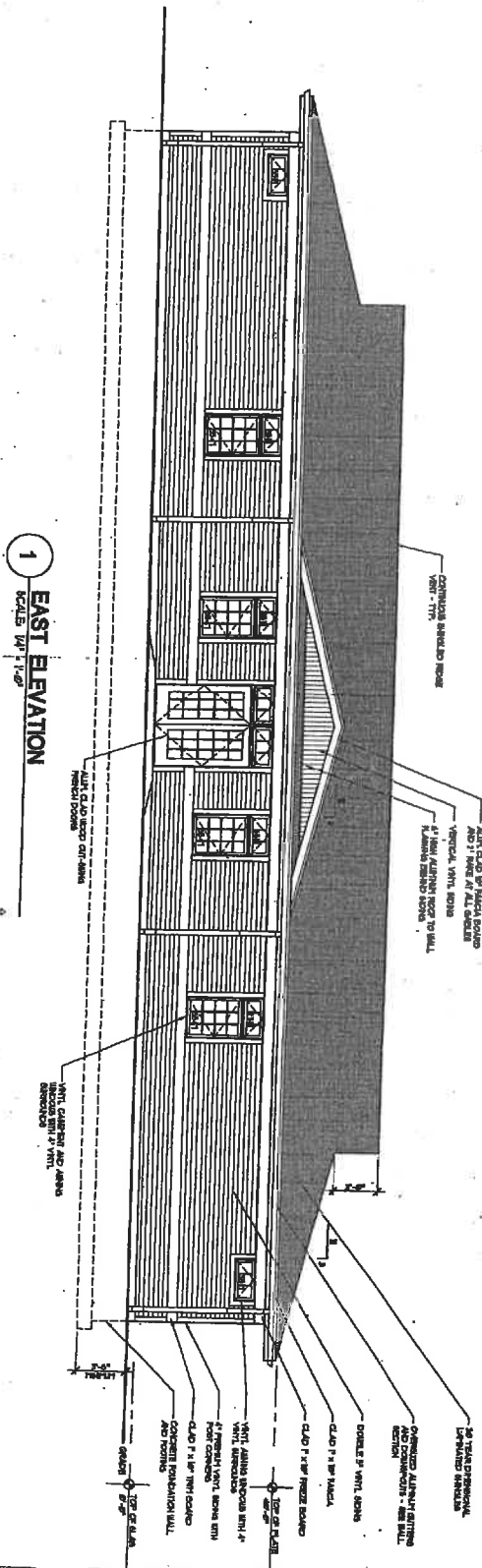
SCALE: 1"=50' JOB NUMBER: CML

Cresting Civil Engineering
 433 Ridge Street
 Downers Grove, Illinois 60515
 Tel: 630-584-2781
 Fax: 630-584-2781

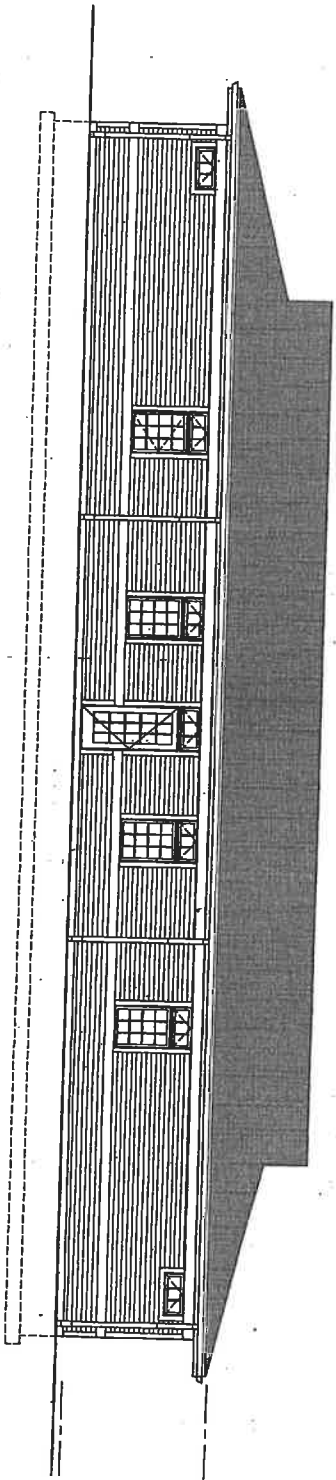
C.M. Lavoie
 P.E.

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Group Exhibit "A"
Site Plan




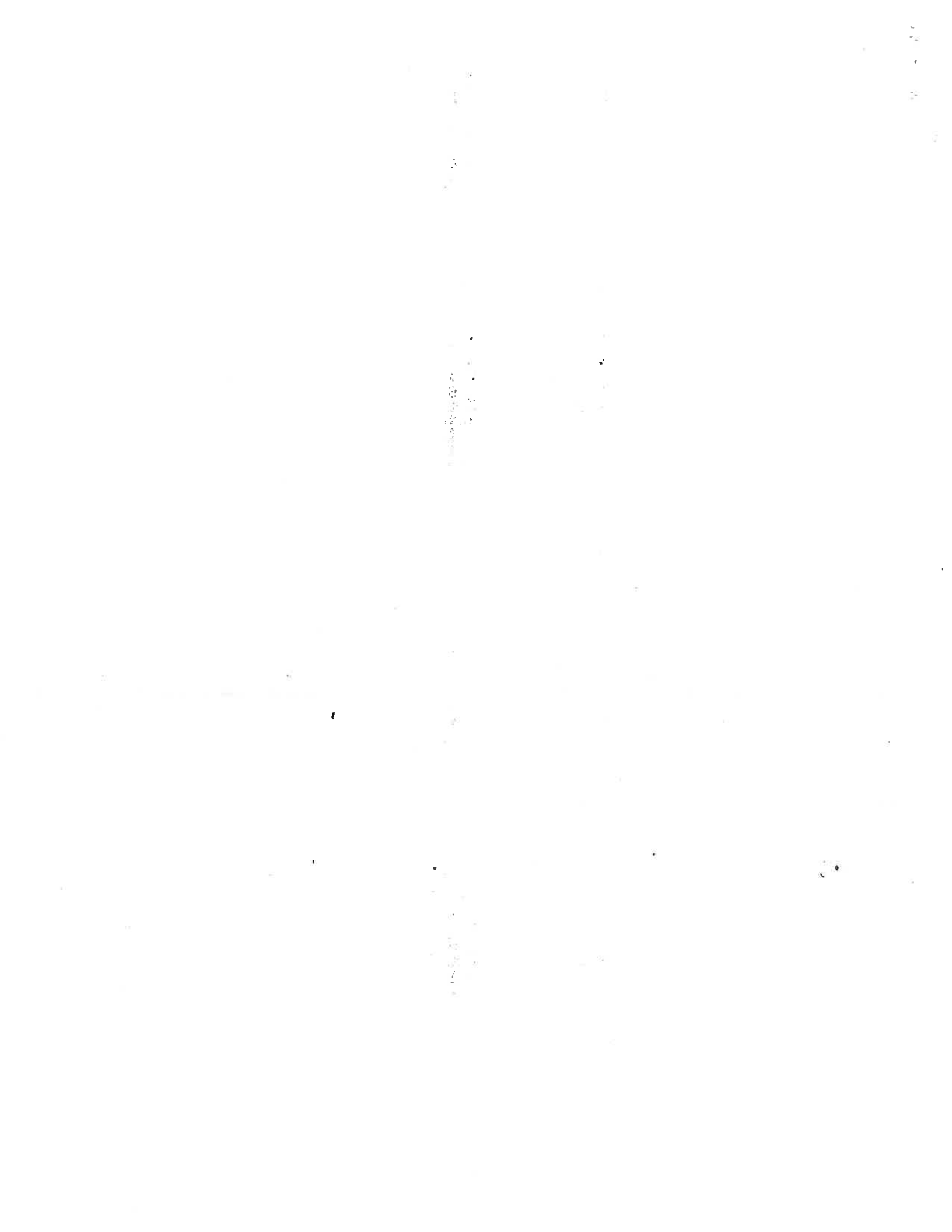
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



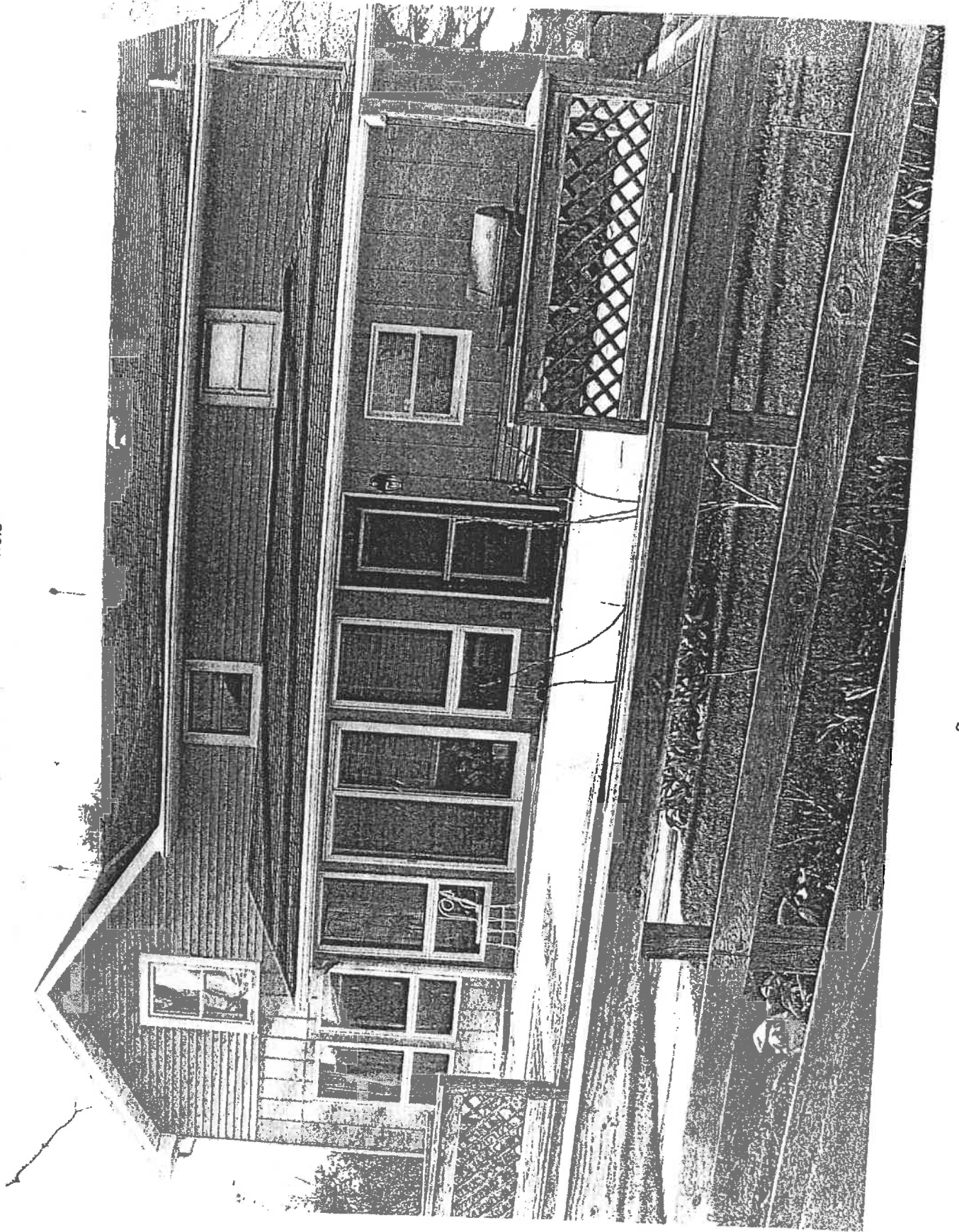
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Group Exhibit "A"
Elevation Plan
New Building

5	 DAVENPORT Architects <small>241 & 243 Westport Road Davenport, IA 52002 Phone: 319-336-1111</small>	EAST AND WEST ELEVATIONS	NEW OFFICE BUILDING C. M. LAVOIE & ASSOCIATES <small>1050 WEST IL. RTE. 06 KENDALL COUNTY</small>	Title Block Project No. _____ Drawing No. _____ Date: _____
	DRG NO. _____ SHEET NO. _____			
	DRAWN BY: _____ CHECKED BY: _____			
	DATE: _____			
	SCALE: _____			



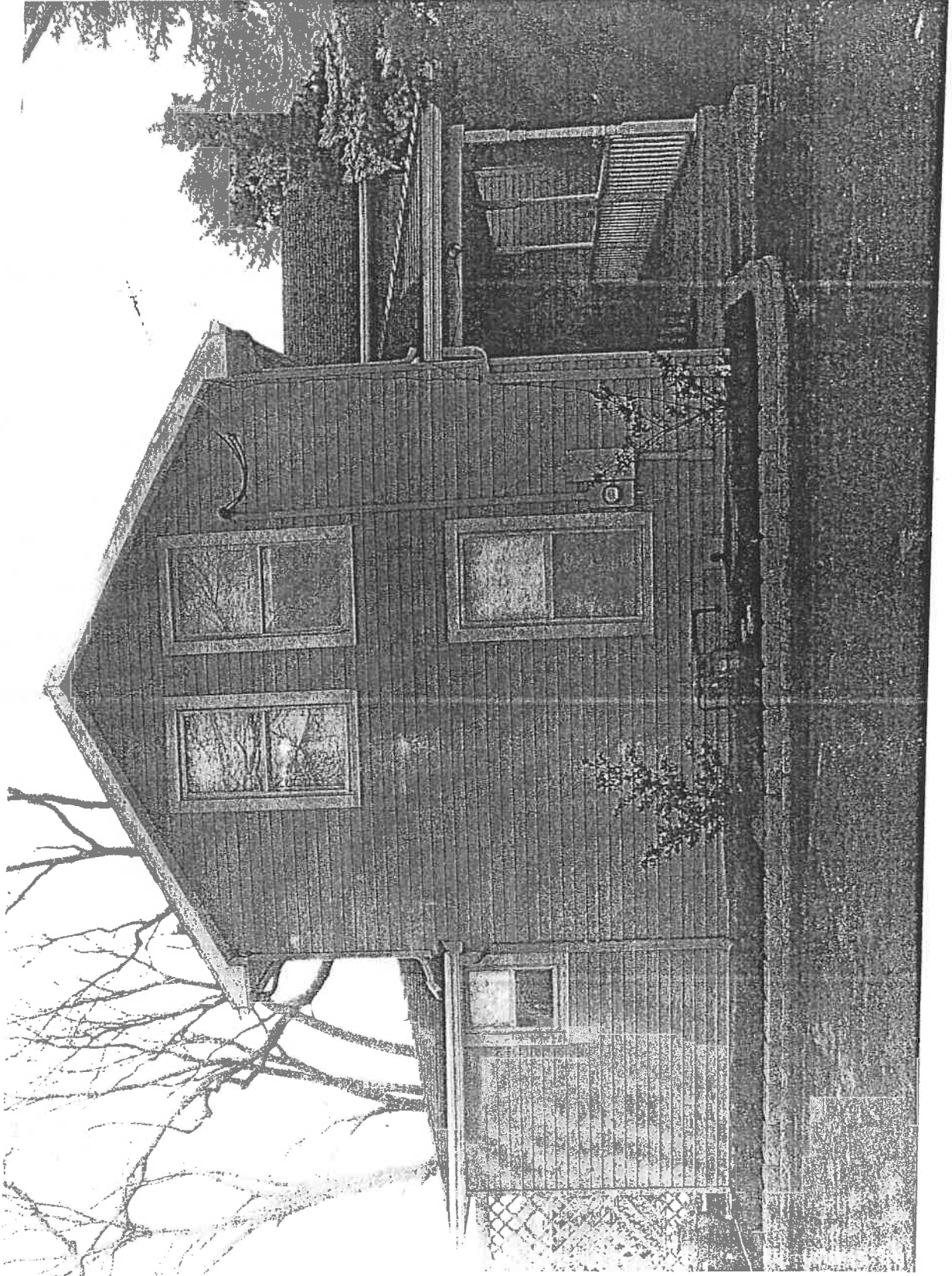
C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



South Side of Building 1
Primary Structure

Group Exhibit "A"
Existing Building
Elevation Photos

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



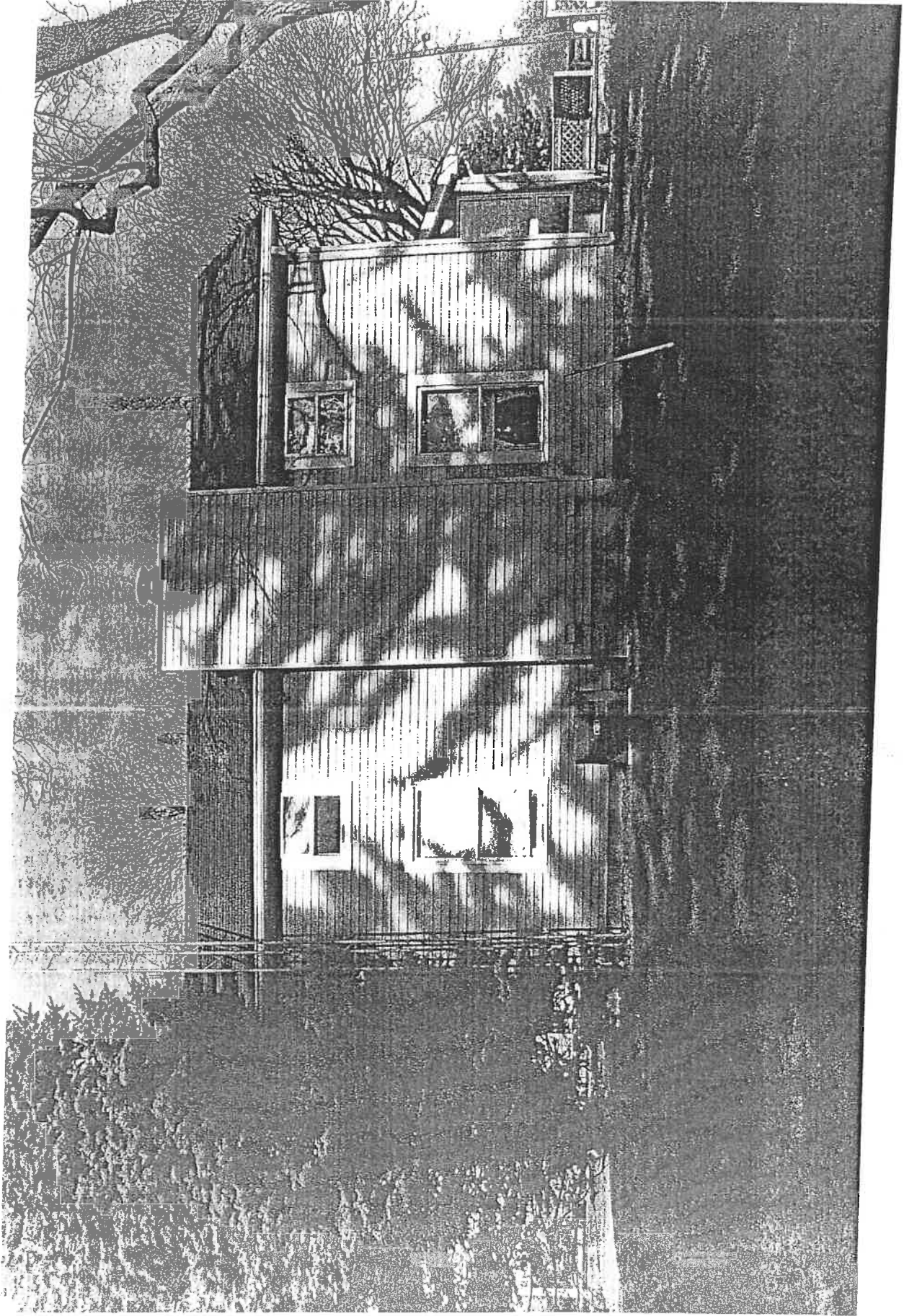
East Side of Building 1
Primary Structure

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



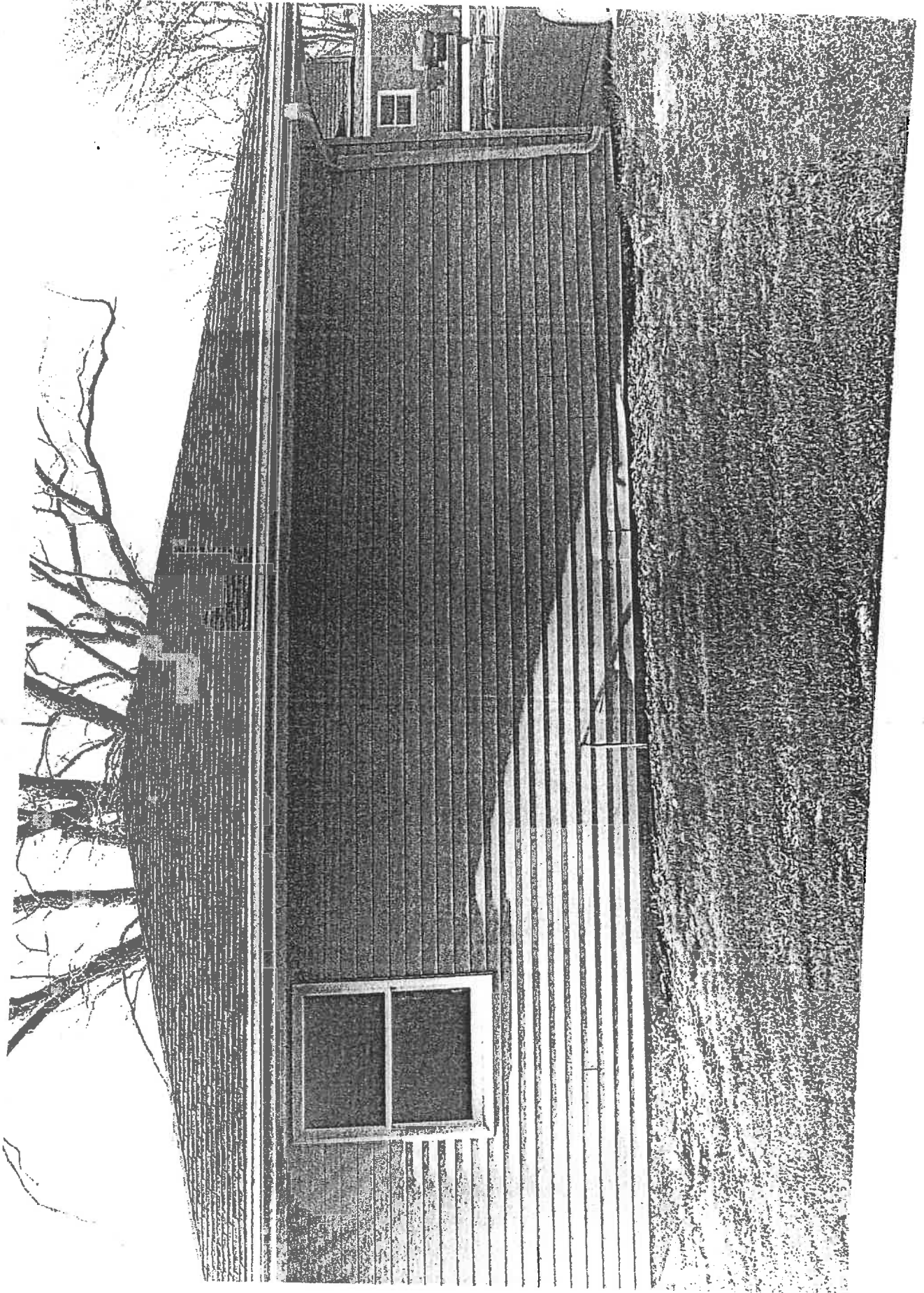
North Side of Building 1
Primary Structure

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



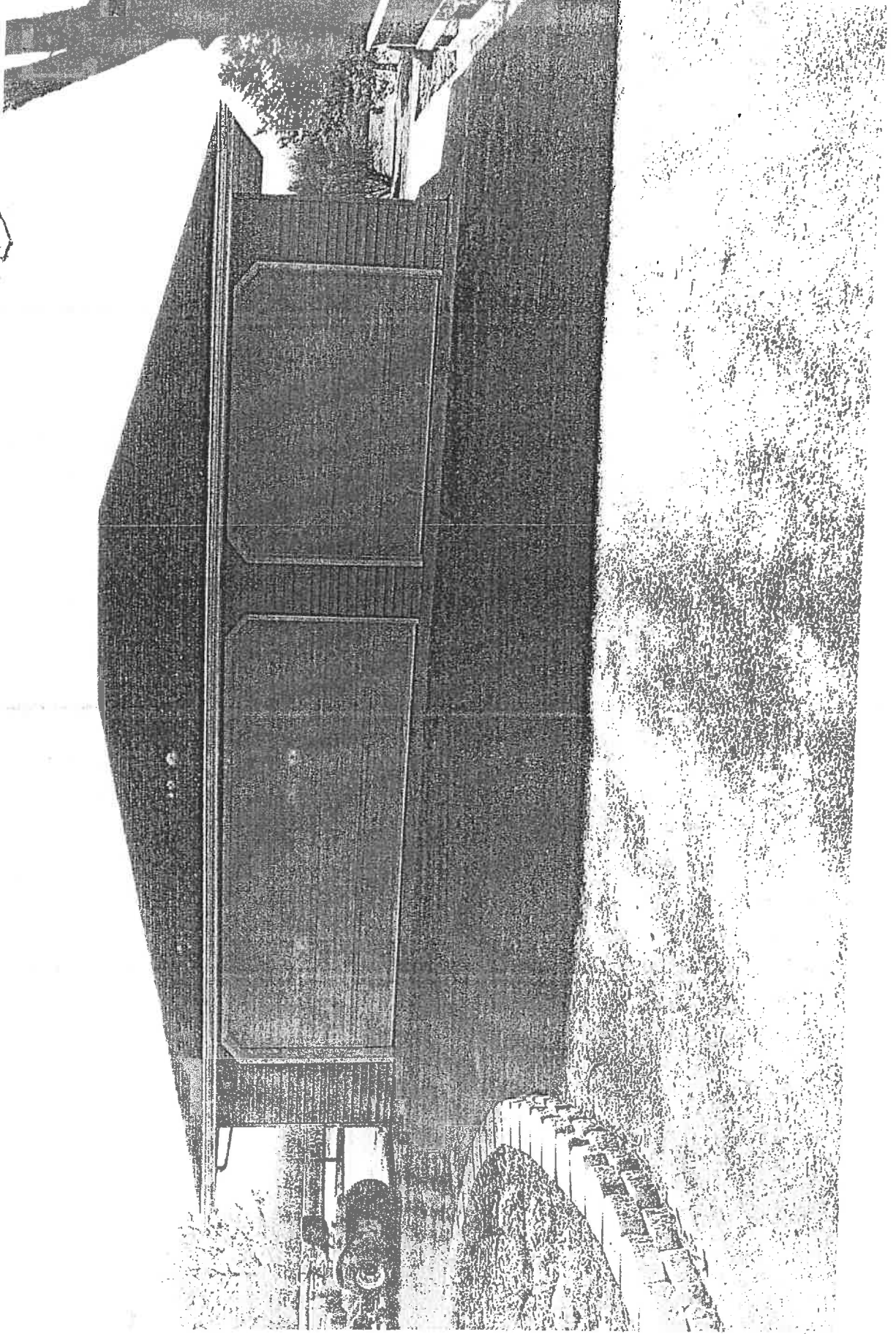
West Side of Building 1
Primary Structure

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



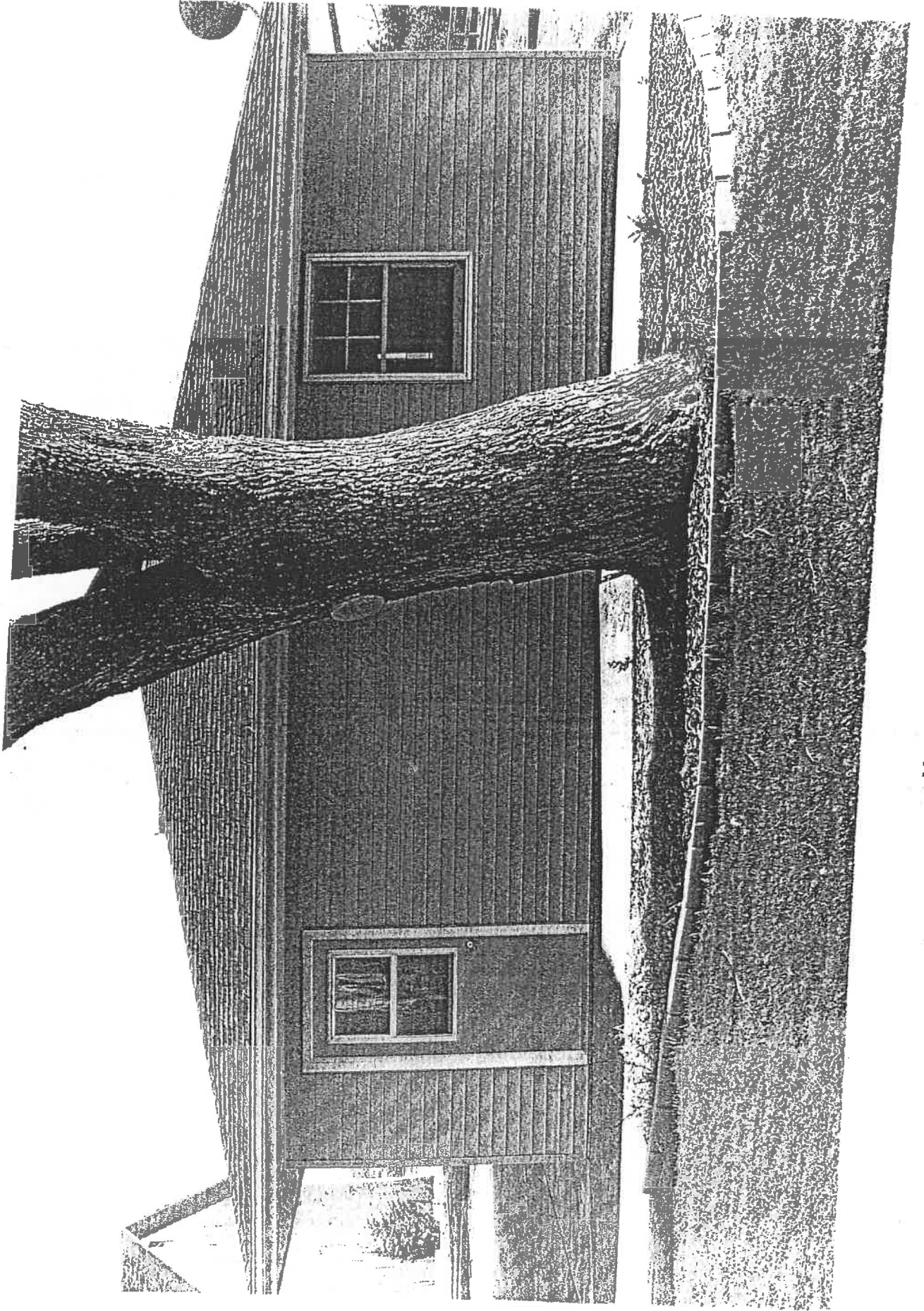
South Side of Building 2
Accessory Structure (Garage)

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1050 Route 126
Plainfield Illinois



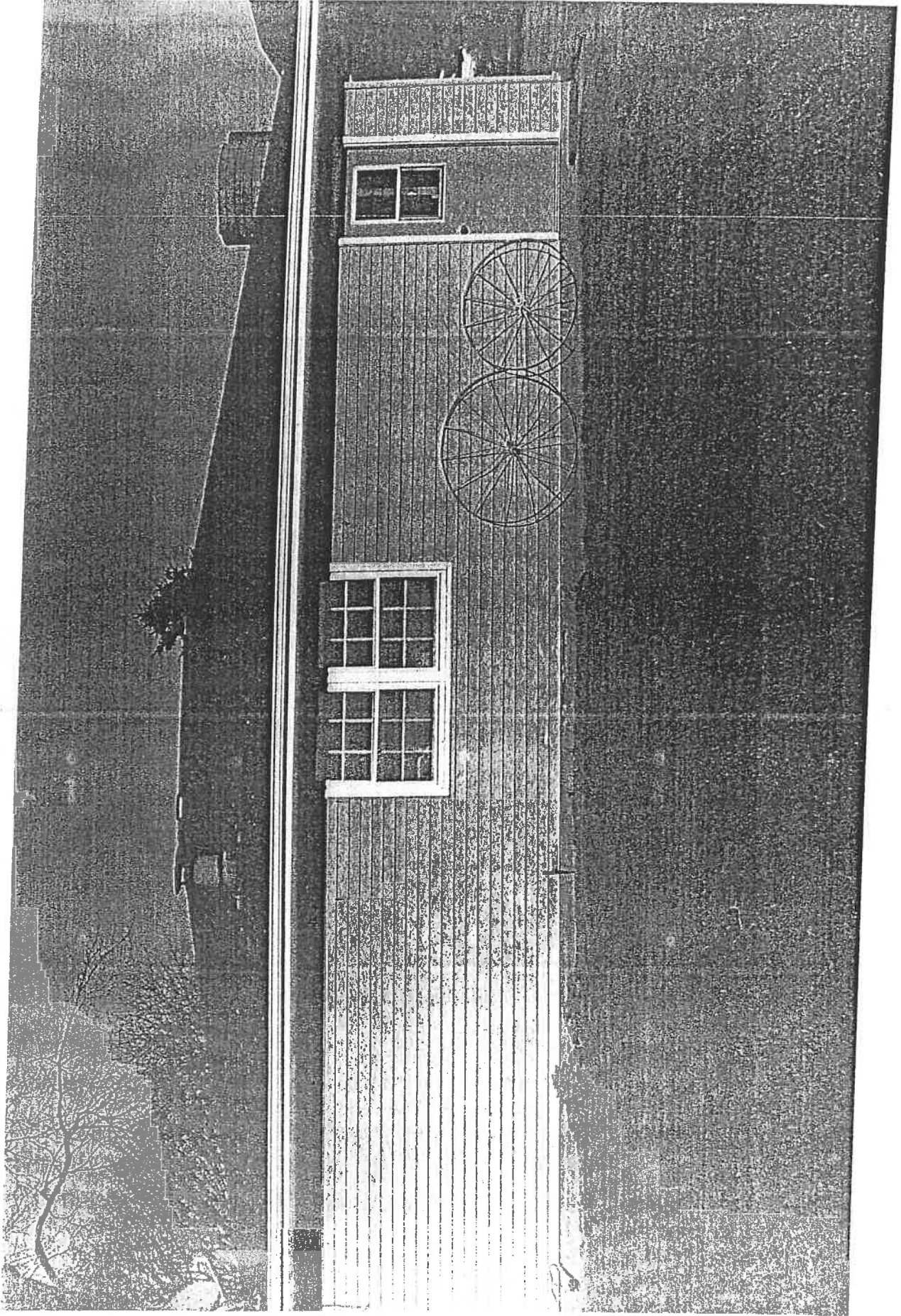
East Side of Building 2
Accessory Structure (Garage)

C.M. Lavole & Associates Office Expansion
1050 Route 126
Plainfield Illinois



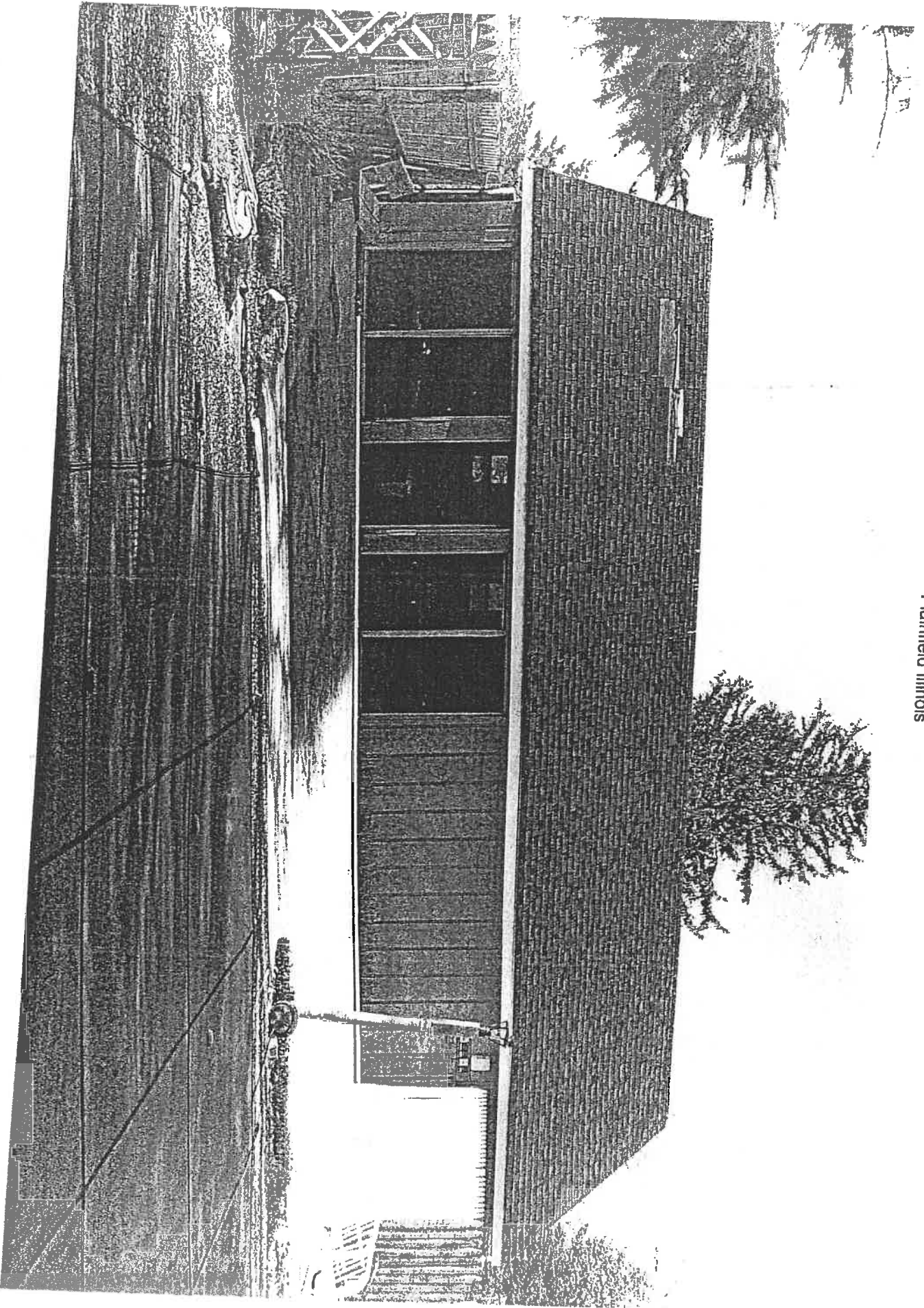
North Side of Building 2
Accessory Structure (Garage)

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



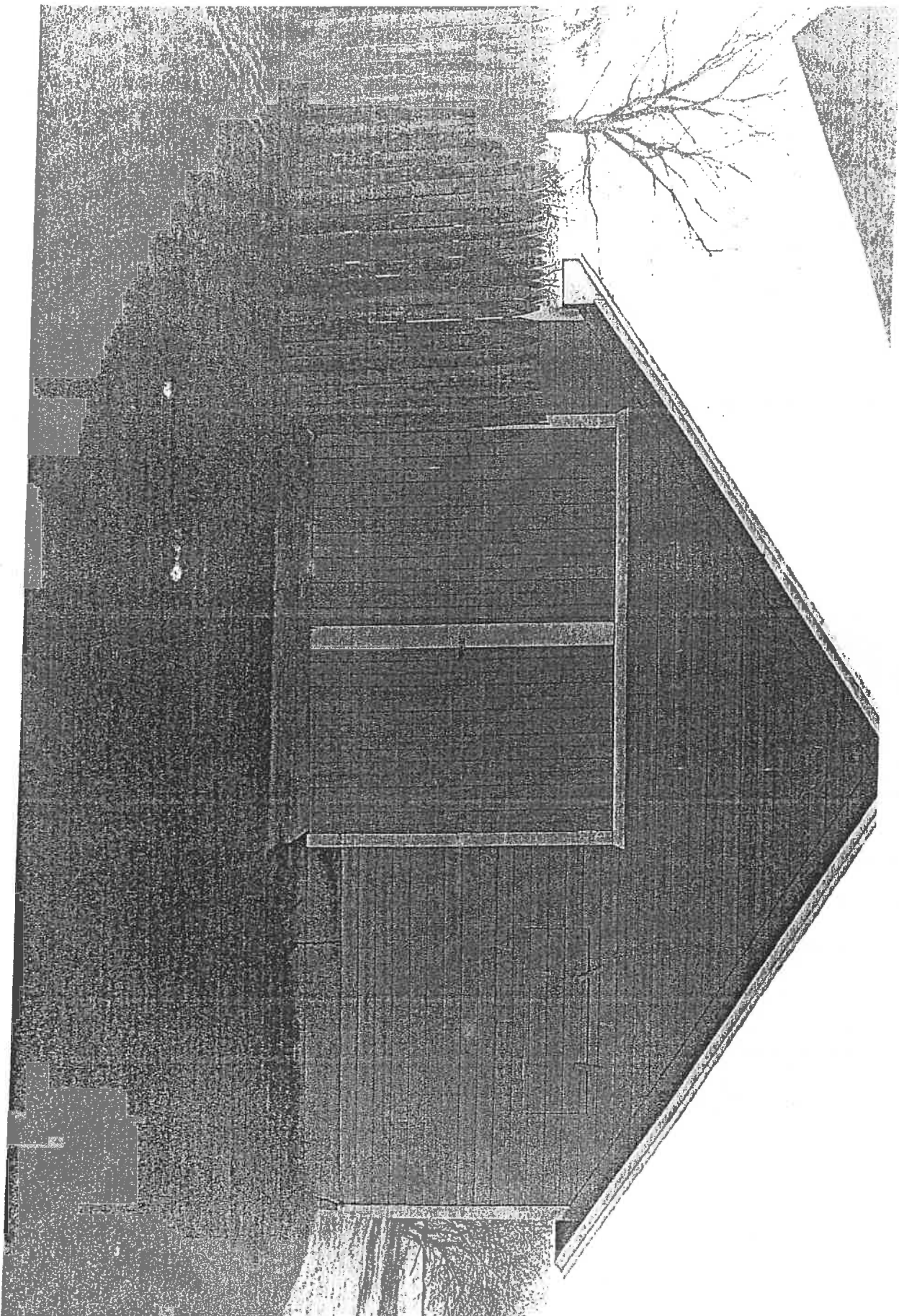
West Side of Building 2
Accessory Structure (Garage)

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



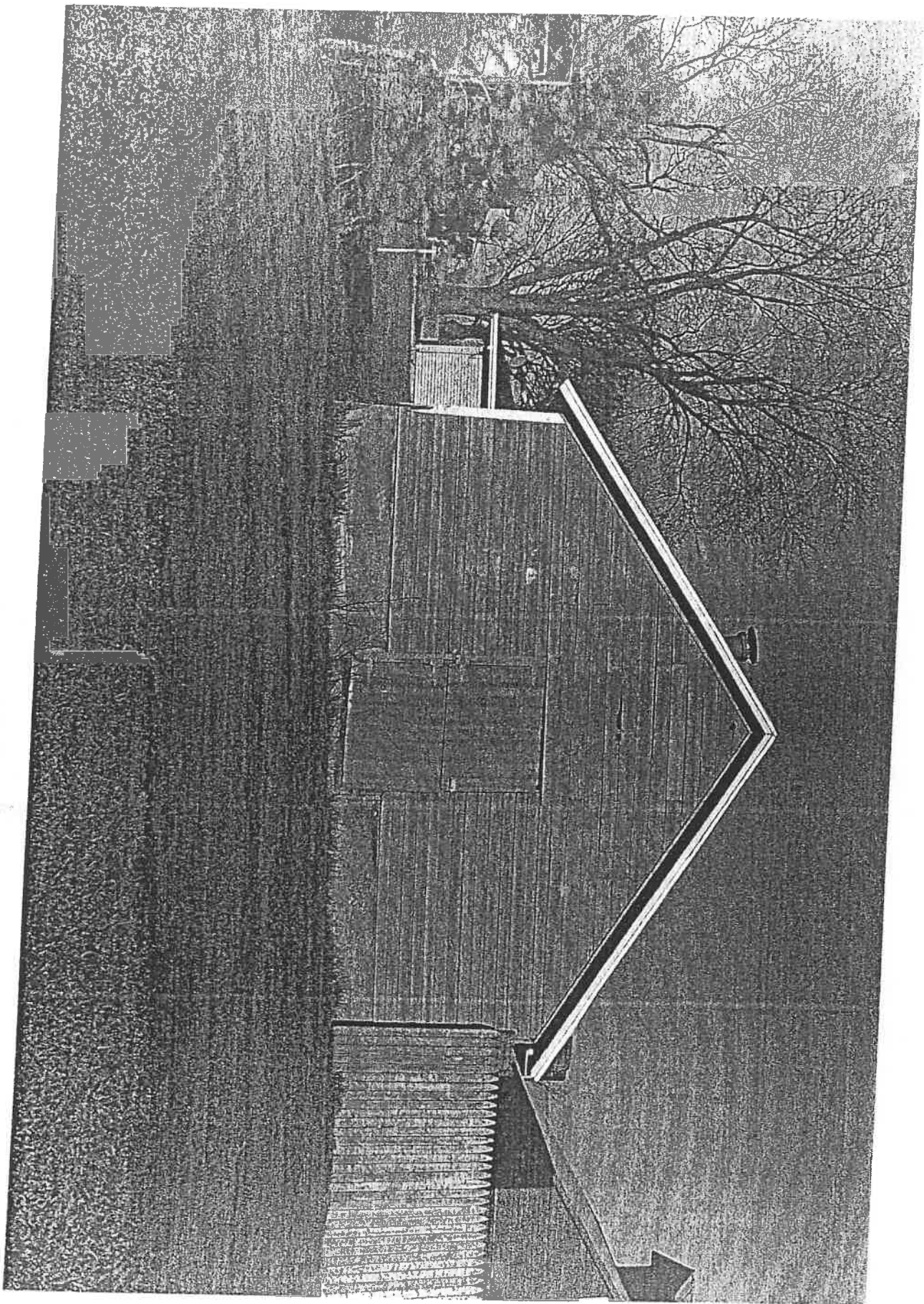
South Side of Building 3
Accessory Structure (Pool House) (To be replaced by new structure)

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



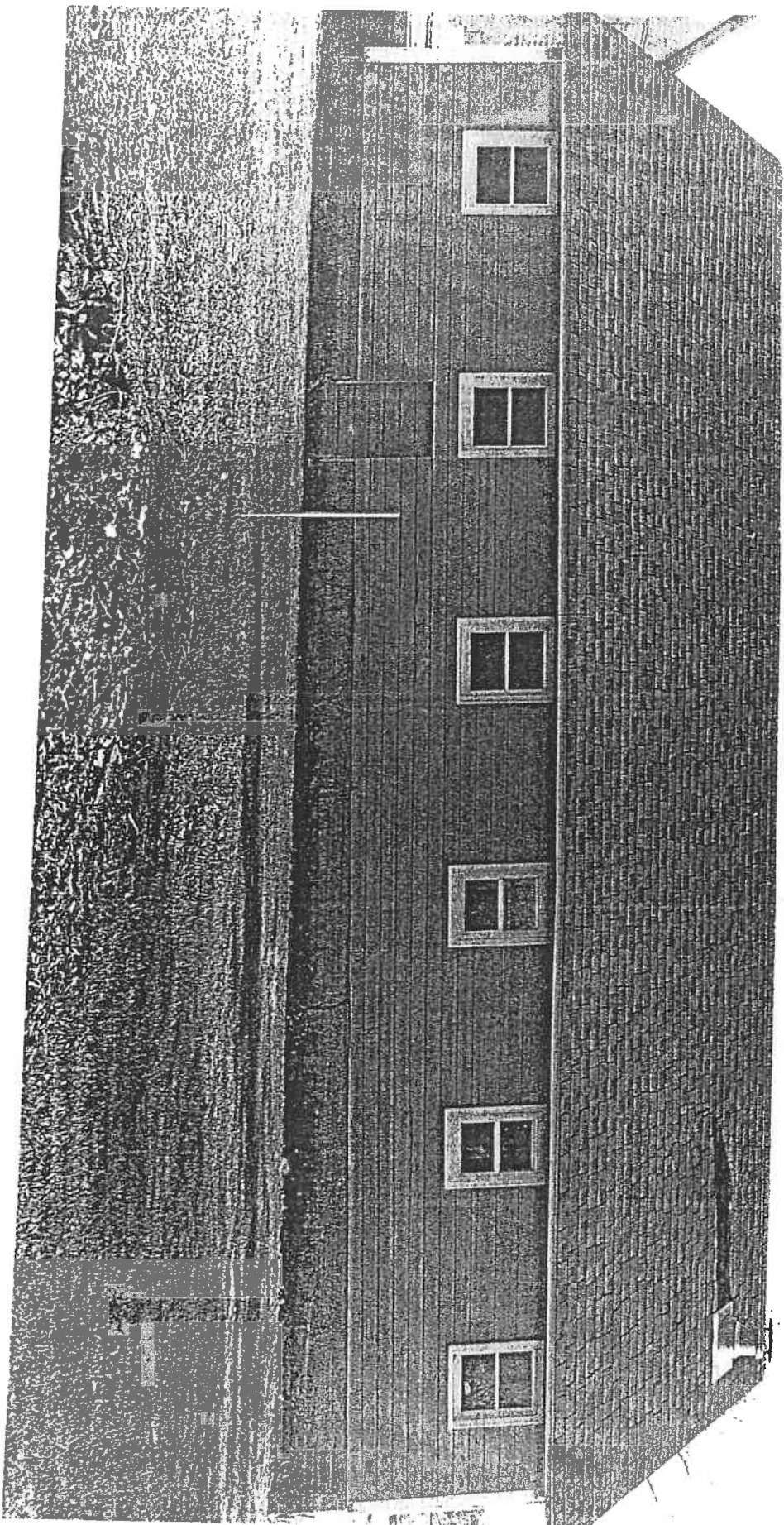
East Side of Building 3
Accessory Structure (Pool House) [To be replaced by new structure]

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



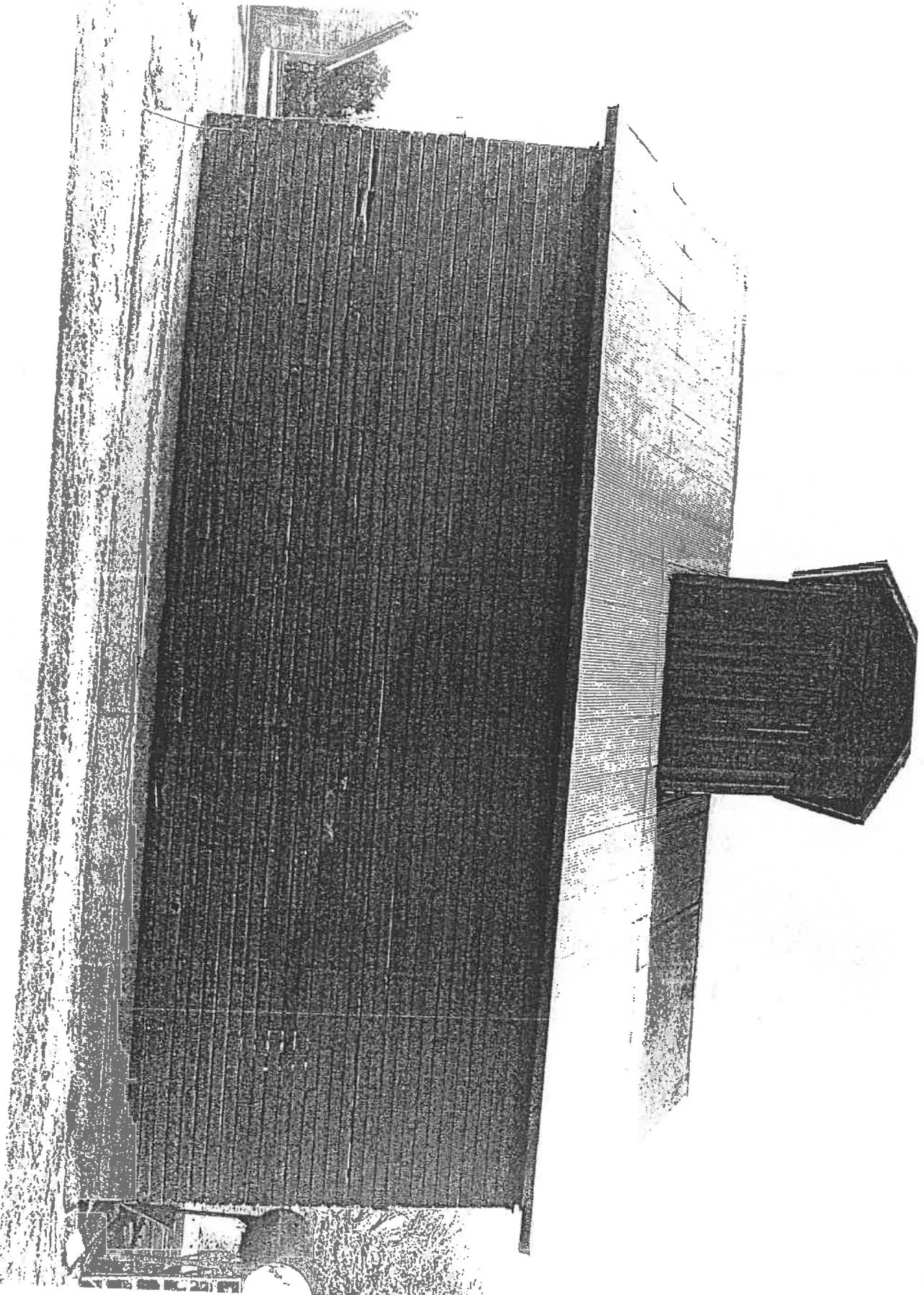
West Side of Building 3
Accessory Structure (Pool House) [To be replaced by new structure]

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



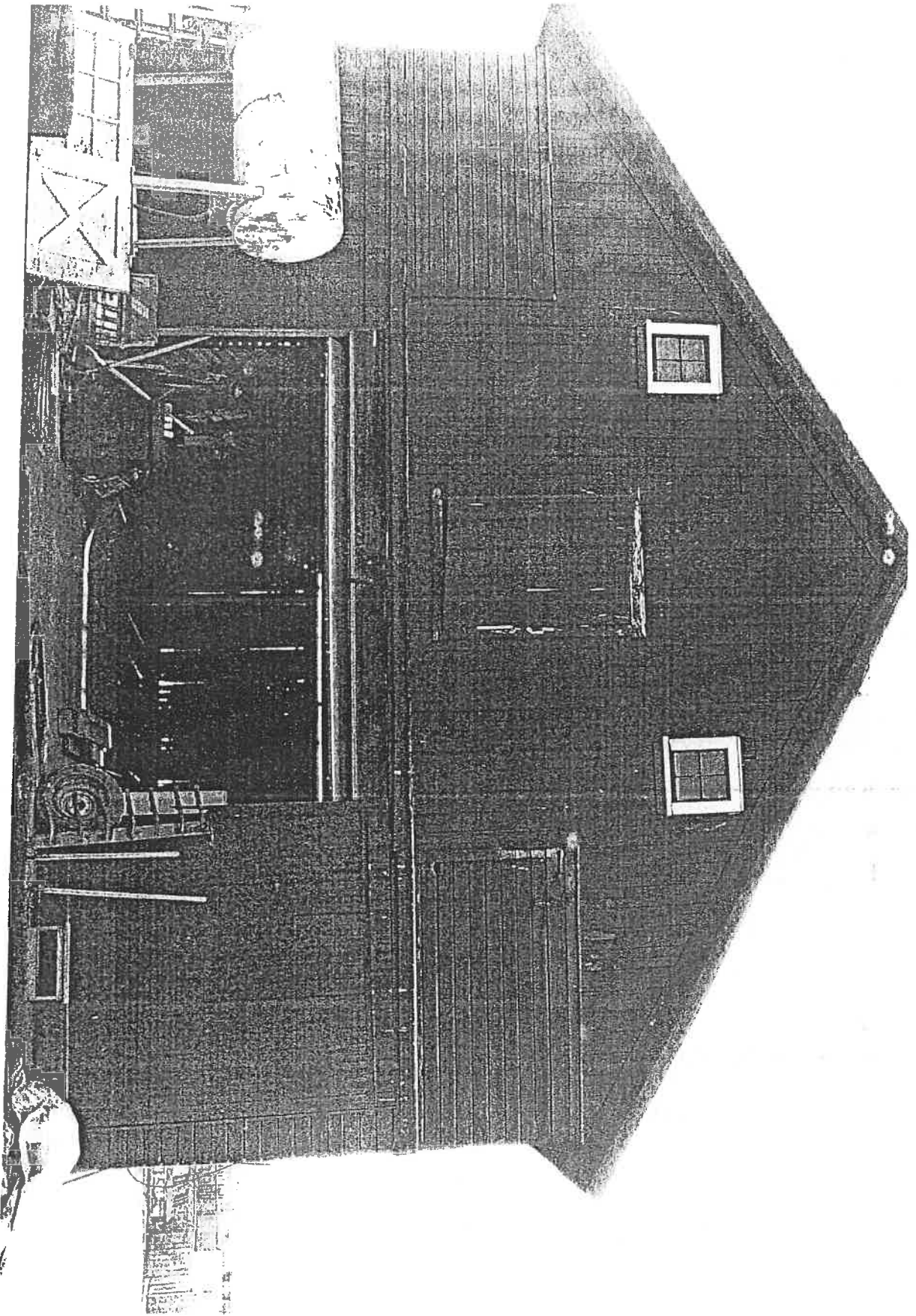
North Side of Building 3
Accessory Structure (Pool House)

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



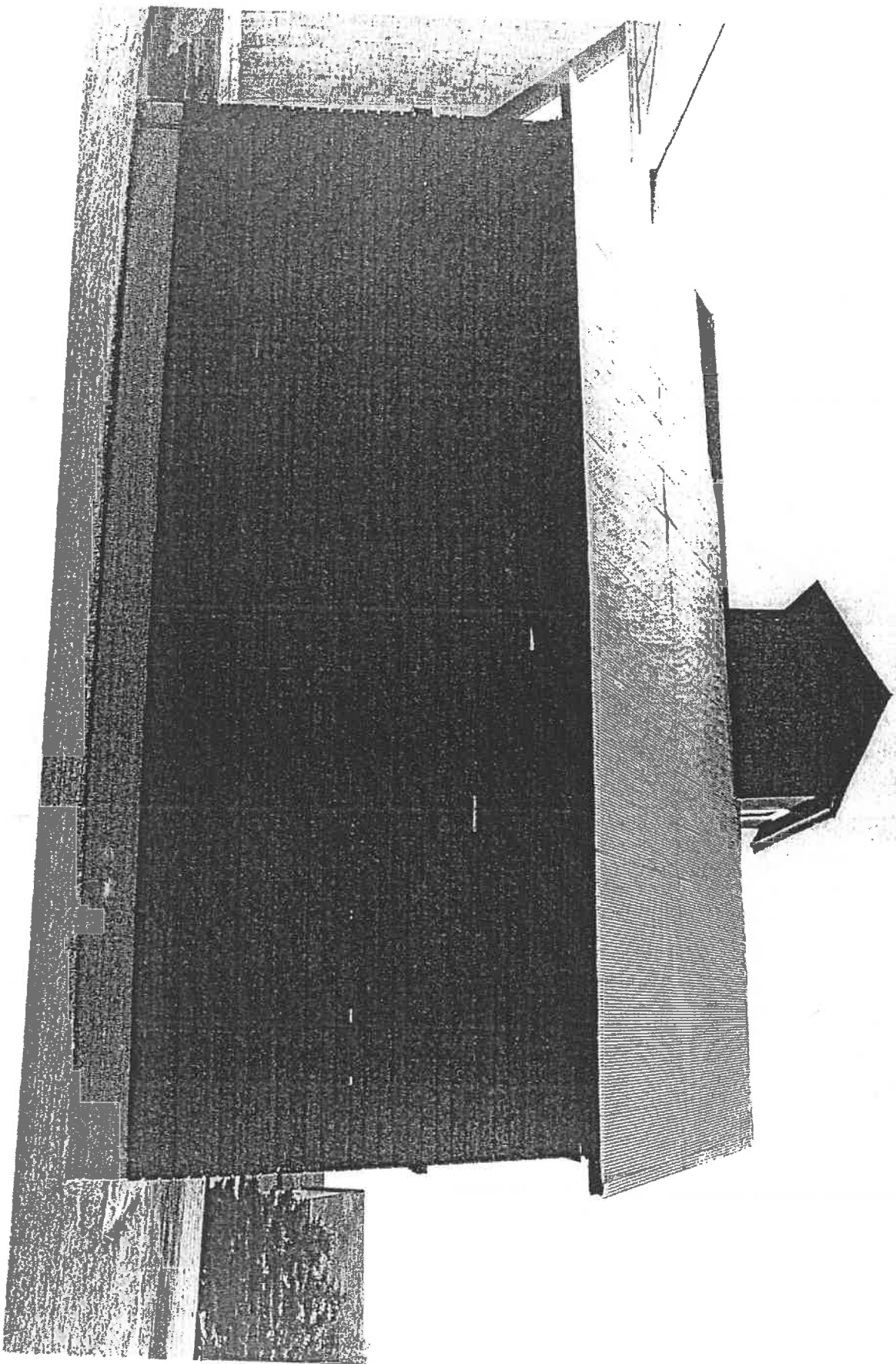
South Side of Building 4
Accessory Structure (Crib Barn)

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



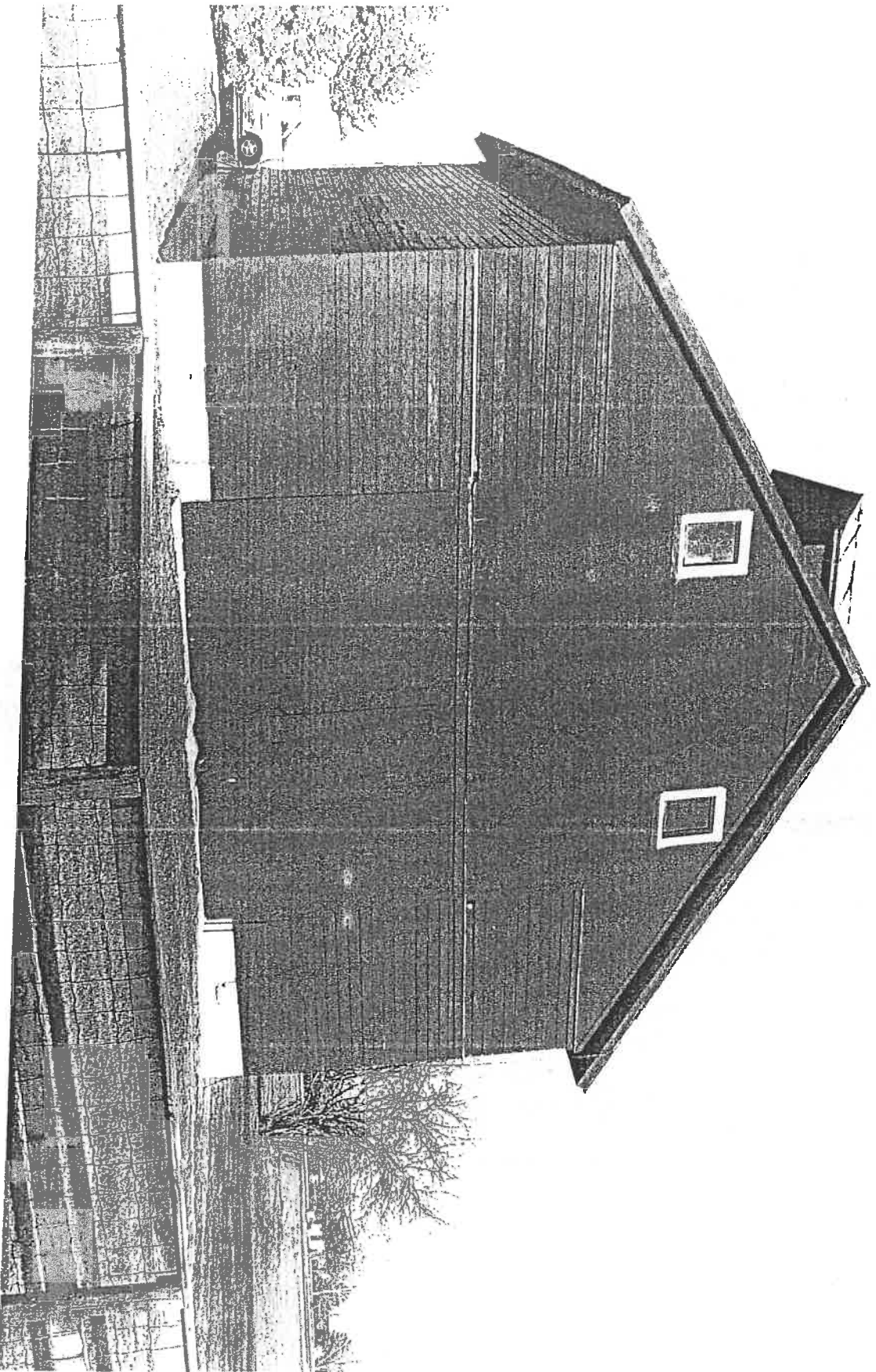
East Side of Building 4
Accessory Structure (Crib Barn)

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



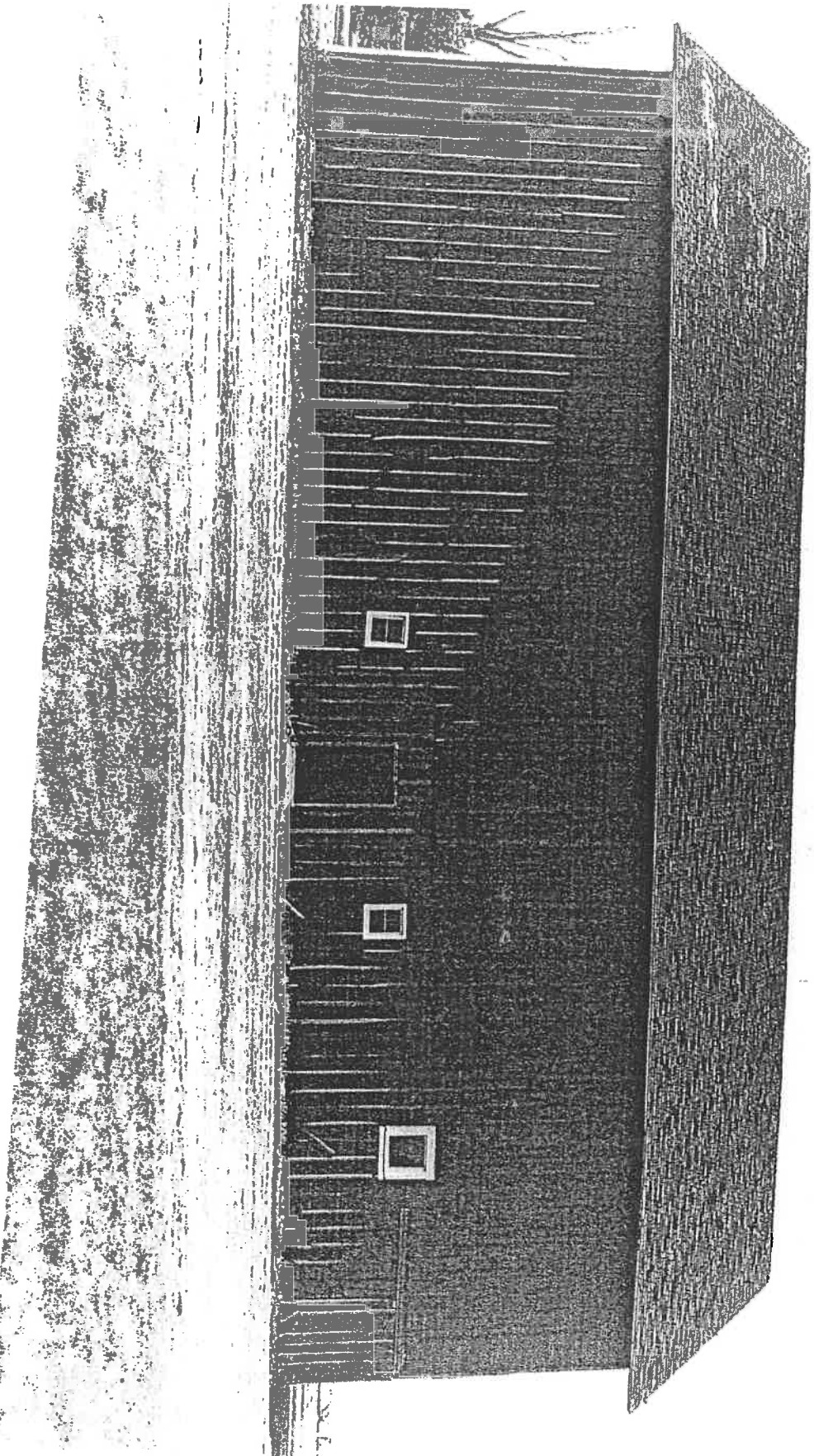
North Side of Building 4
Accessory Structure (Crib Barn)

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



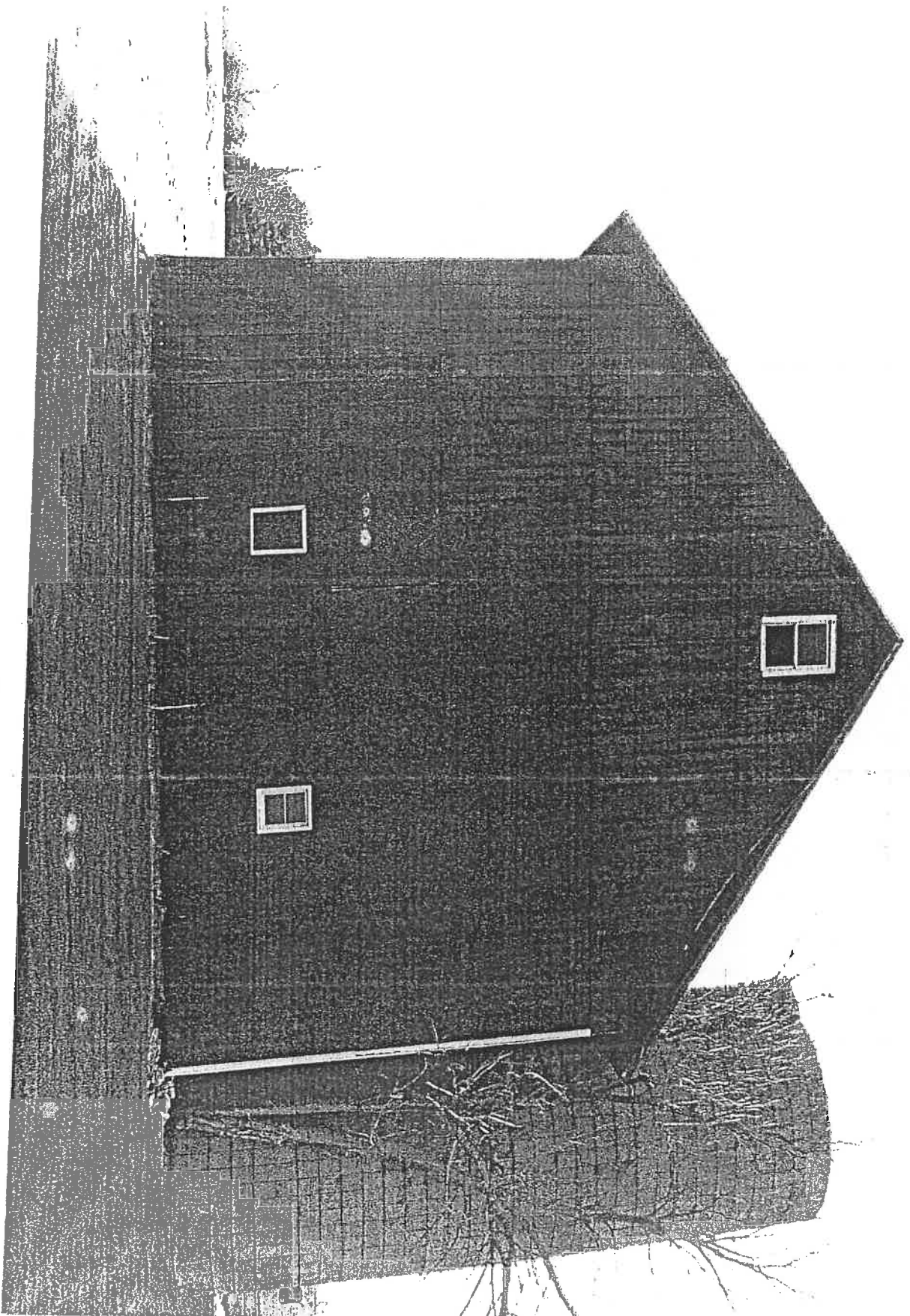
West Side of Building 4
Accessory Structure (Crib Barn)

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



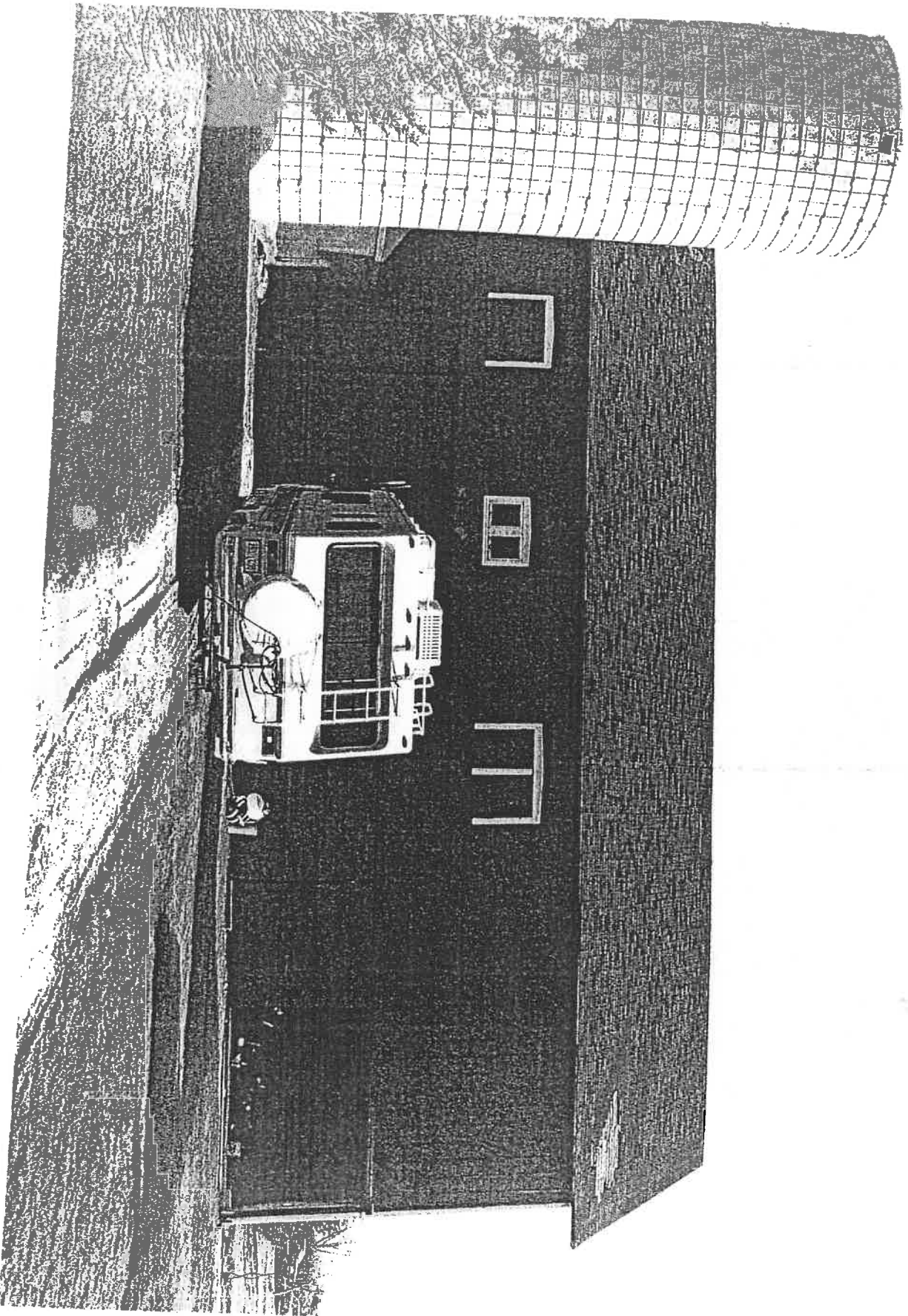
South Side of Building 5
Accessory Structure (Barn)

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



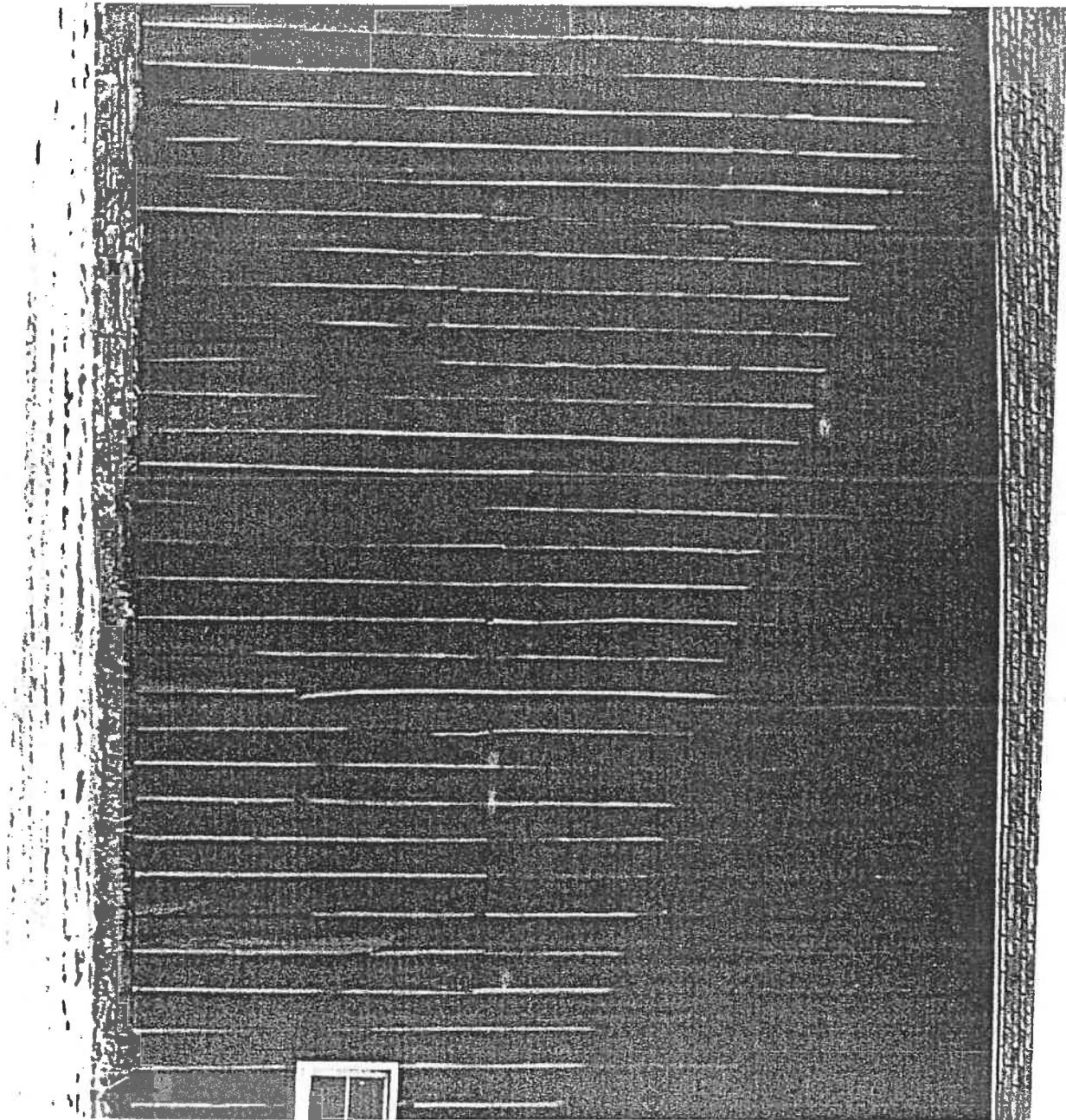
East Side of Building 5
Accessory Structure (Barn)

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



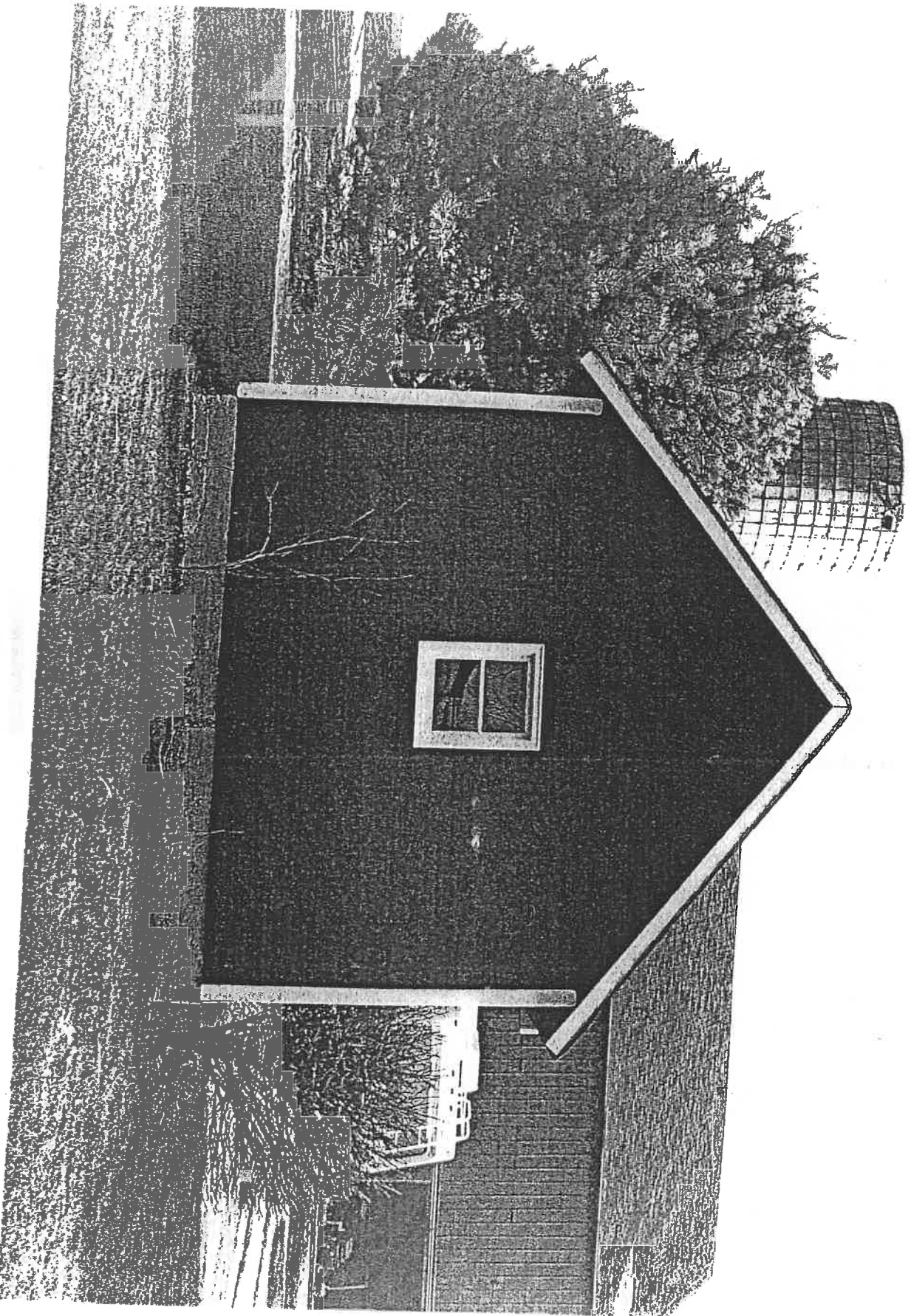
North Side of Building 5
Accessory Structure (Barn)

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1050 Route 126
Plainfield Illinois



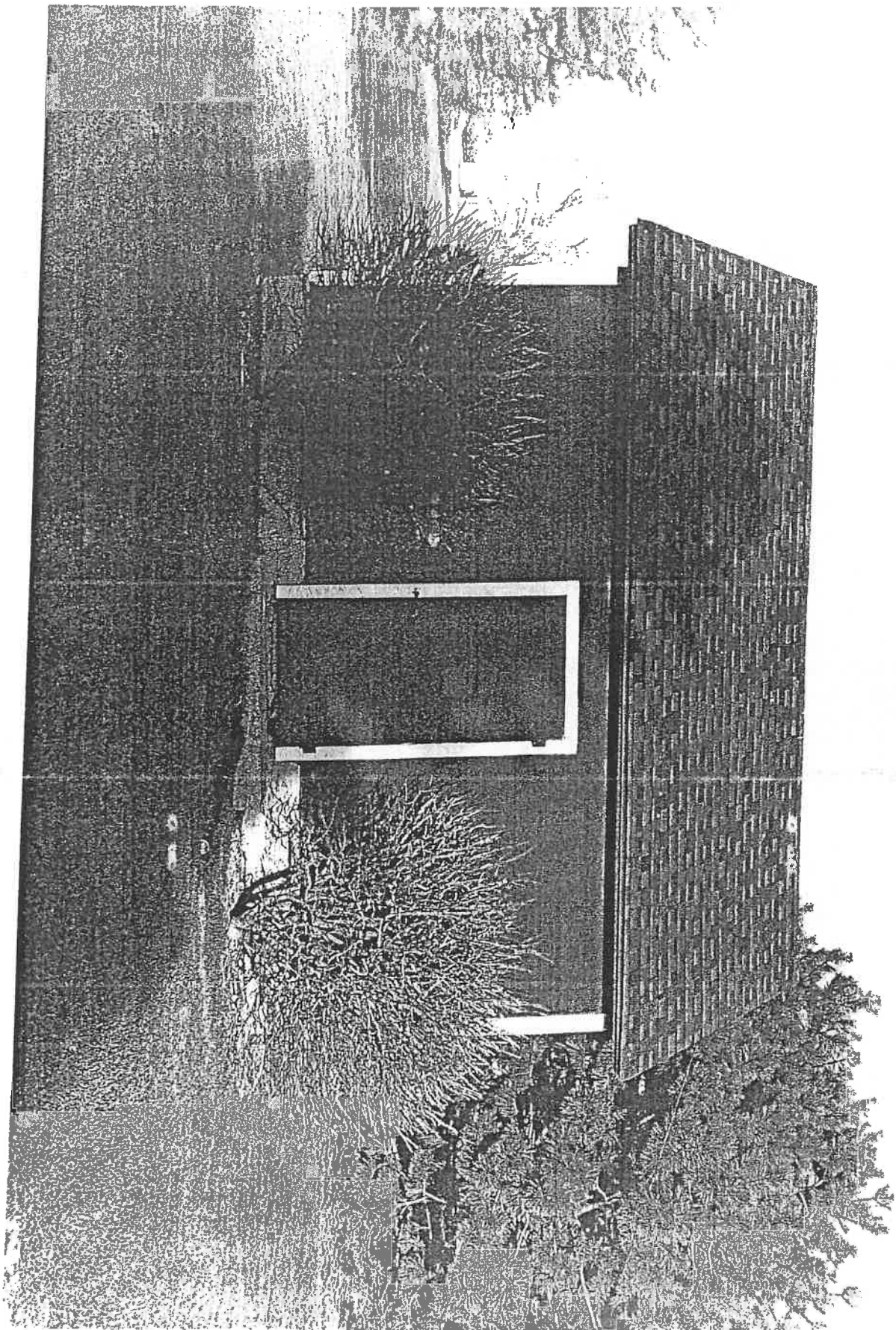
West Side of Building 5
Accessory Structure (Barn)

C.M. Lavoie & Associates Office Expansion
1050 Route 126
Plainfield Illinois



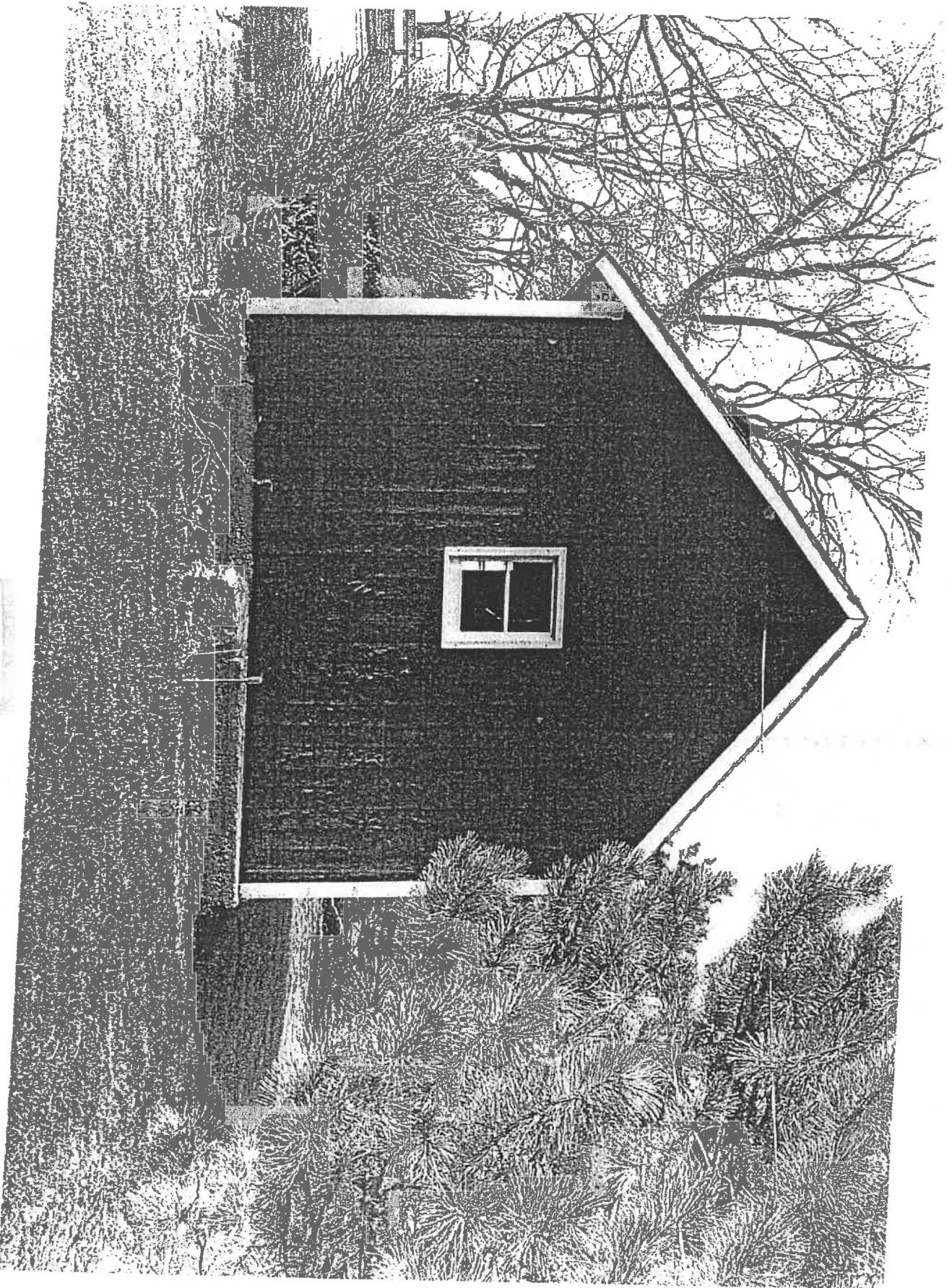
North Side of Building 6
Accessory Structure (Well House)

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1050 Route 126
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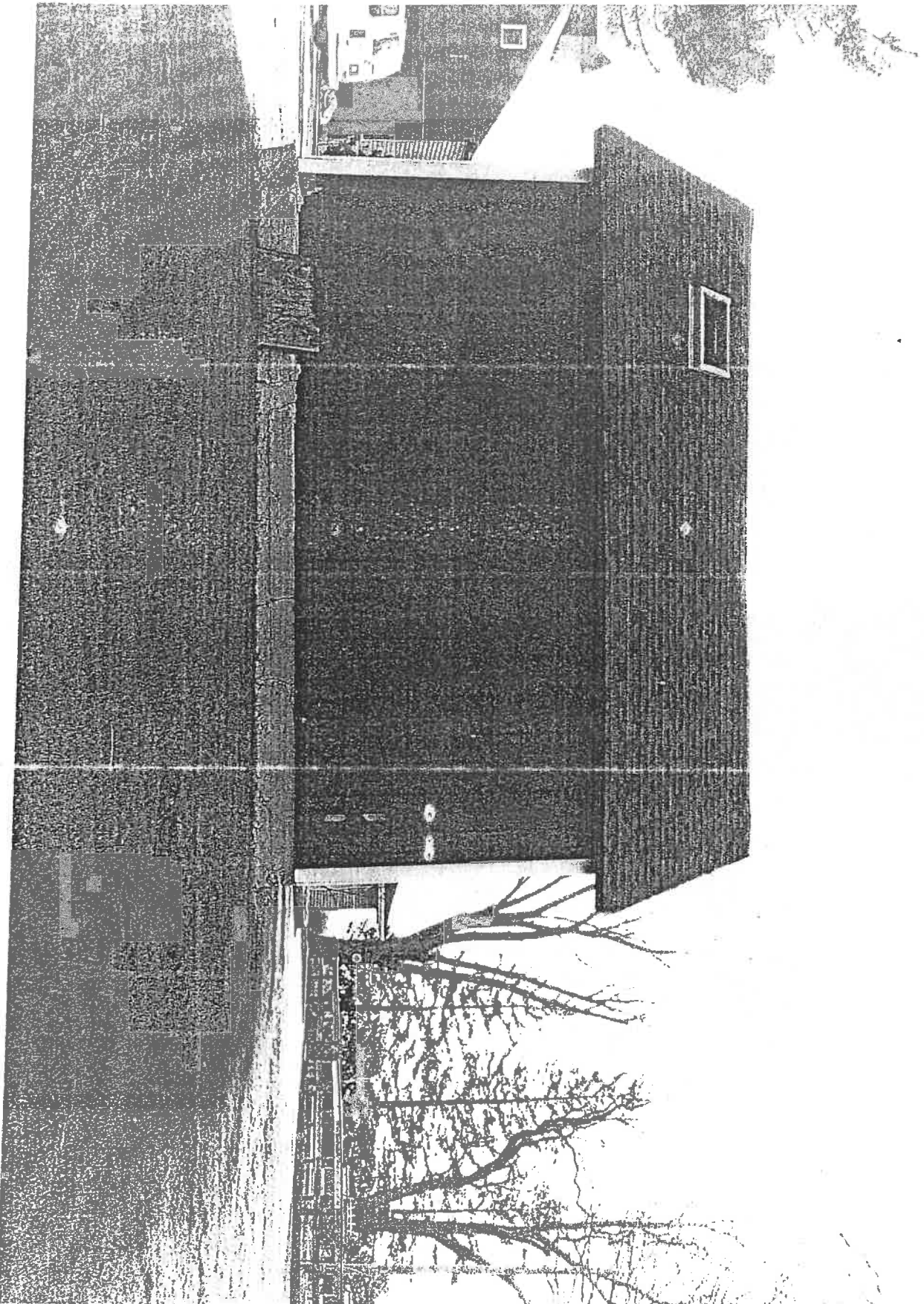
West Side of Building 6
Accessory Structure (Well House)

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Plainfield Illinois



South Side of Building 6
Accessory Structure (Well House)

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Plainfield Illinois



North Side of Building 6
Accessory Structure (Well House)