

ORDINANCE NUMBER 2003 - 06

**GRANTING A SPECIAL USE FOR
8275 Route 71
CARRVILLA**

WHEREAS, Pat and Kurt Carr as OWNERS filed a petition for a Special Use within the A-1 district, for property located at 8275 Route 71 in Kendall Township; and

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

WHEREAS, an existing building located on the premises is currently being operated as a kennel/doggie day care facility and is a legal non-conforming use; and

WHEREAS, said petition would allow for the expansion of the kennel/doggie day care operation within the existing building and construction of an additional building to allow the premises to be operated as a dog kennel and training facility as provided in Section 7.01.D.11 (kennels) of the A-1 Zoning District regulations and Section 13.07 (Special Uses) of the Kendall County Zoning Ordinance; and

WHEREAS, said petition further requests a special use for a lighted sign at the entrance to the facility, as provided in Section 12.12 of the Kendall County Zoning Ordinance; and

WHEREAS, the existing building in which the expansion of the kennel operation is proposed is located approximately 430 feet to the north of an existing residence on a neighboring property; and

WHEREAS, said existing building does not comply with the required separation requirement of 600 feet, from a residence located on an adjacent property as required under Section 7.01.D.11 of the Kendall County Zoning Ordinance; and

WHEREAS, the petitioner requested and received approval of a variance from the 600 foot separation requirement from the Zoning Board Of Appeals on February 25, 2003; 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 special use zoning permit to allow for the expansion of the existing kennel/doggie day care facility, construction of a dog training facility including a special use to a lighted sign on the premises legally described in Exhibit "A" attached hereto and made a part hereof, subject to the following conditions:

1. The special use request to operate a dog kennel, training and boarding facility shall be developed in substantial conformance with the plat of survey dated 3/12/03, referenced as "Exhibit B" attached hereto and made a part hereof.
2. A landscape plan for the proposed gravel parking lot that complies with County regulations shall be submitted for review and approval by PB&Z staff as part of the site development and building permit review for Phase 2-B.
3. Retail sales of goods and materials shall be clearly secondary and incidental to the principal use which is the operation of a kennel and dog training facility and shall be limited to the sale of accessory items such as leashes, collars, and similar supplies related to maintaining the health and well being of the animals being trained and cared for on-site.
4. Hours of Operation - Pick-up and drop off will be from 7:00 a.m. to 6:00 p.m. for the dog kennel. Training classes will be held from 6:00 p.m. to 10:00 p.m. and shall not exceed a maximum of 70 dogs at any one time within the new 15,000 sq. ft. building.
5. The Planning, Building and Zoning Department shall have the right to review the special use permit within the next 5 years to insure that all conditions have been met and that the operation of the facility is in compliance with all applicable County ordinances. Failure to comply may result in the County taking the necessary action(s) to enforce compliance up to and including revocation of the Special Use.
6. Provide fencing along the rear of the property and the east side of the property toward the Forest Preserve as shown on the attached site plan/plat of survey dated 3/12/03.
7. A lighted sign that complies with section 12 of the Kendall County Zoning Ordinance shall be allowed on the premises.
8. Approval of a septic system and dog manure management plan by the Kendall County Health Department.

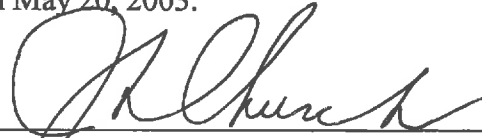
Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on May 20, 2003.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman

Legal Description:

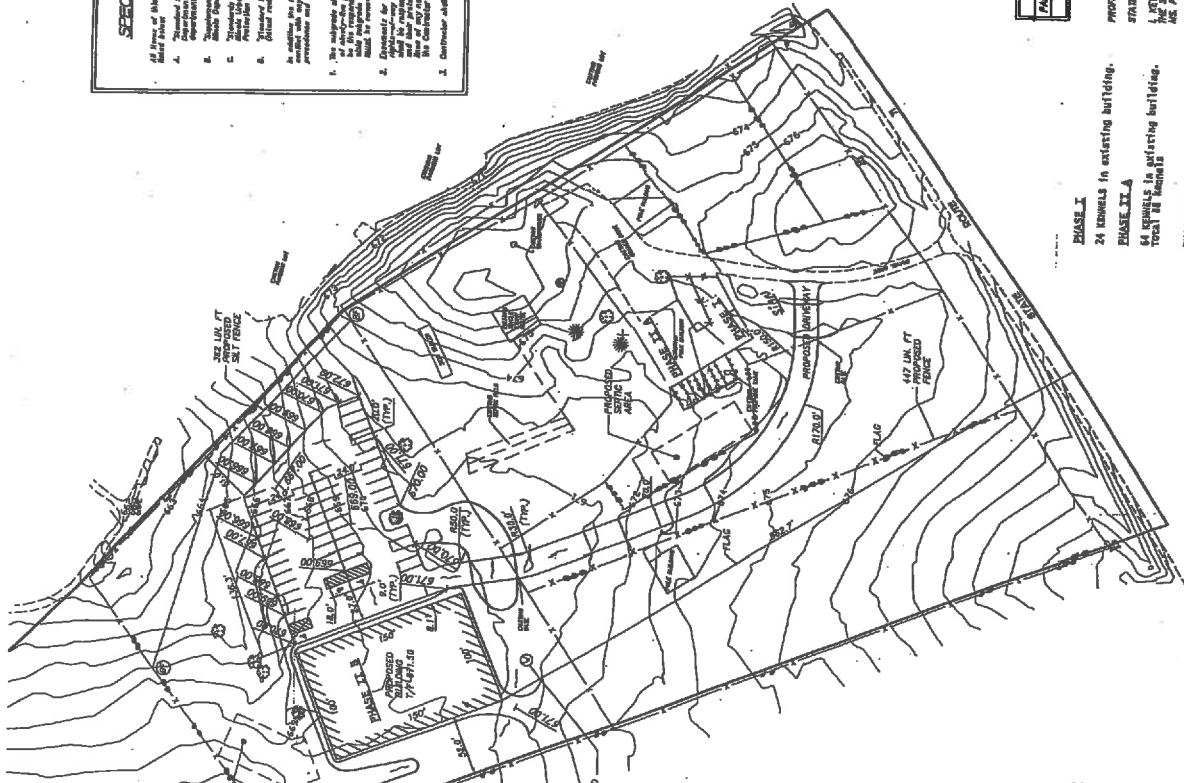
That part of the Northeast Quarter of Section 3, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the intersection of the North line of Section 2, Township and Range aforesaid, with the center line of Illinois State Route No. 71; thence southwesterly along said center line 1759.28 feet for the point of beginning; thence southwesterly along said center line 537.05 feet; thence North 21°08'00" West 1476.29 feet; thence South 46°31'00" East 979.60 feet; thence South 33°29'24" East 490.11 feet to the point of beginning in Kendall Township, Kendall County, Illinois and containing 10.193 acres.

PIN #05-03-200-002

- 1. GENERAL NOTES**
1. All items of this project shall be governed by specifications included in the documents listed below.
 2. Standard specifications for Road and Bridge Construction, prepared by the American Road & Builders Builders' Association, shall apply to all work unless otherwise specified.
 3. The Contractor shall be responsible for obtaining all necessary permits from the appropriate authorities.
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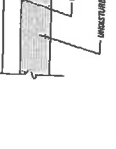
SPECIFICATIONS & GENERAL NOTES

1. The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities.
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REVISIONS

NO.	DATE	DESCRIPTION
1	01-03-02	ISSUED FOR PERMITS



PRELIMINARY SITE IMPROVEMENT PLAN
CARROLLA DOG CARE
YORKVILLE, ILLINOIS

REVISIONS	DATE	DESCRIPTION	PROJECT NO.	SHEET NO.
1	01-03-02	ISSUED FOR PERMITS	20-18-13	1

PROFESSIONAL ENGINEER'S CERTIFICATION
 STATE OF ILLINOIS COUNTY OF KENDALL
 I, KEVIN J. BROWN, A LICENSED PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE ENGINEERING DESIGN AND CONSTRUCTION OF THE ABOVE DESCRIBED PROJECT HAS BEEN PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF ILLINOIS.
 DATED THIS 14th DAY OF MARCH, A.D., 2002.
 KEVIN J. BROWN
 LICENSED PROFESSIONAL ENGINEER NO. 62-04112
 MY LICENSE EXPIRES ON NOV. 30, 2002.

PHASE I
 24 LENSELS in existing building.
PHASE II
 64 LENSELS in existing building.
 TOTAL 88 LENSELS
PHASE III
 15,000 SQ. FEET BUILDING FACILITY
 (SEE DRAWING FOR SPEC. OF THIS TYPE)

SITE DATA

- PROP. BUILDING FRONT BOUND (15,000 SQ. FT.)
- NUMBER OF REGULAR PARKING SPACES 48
- NUMBER OF HANDICAP SPACES 3
- TOTAL NUMBER OF SPACES 51
- TYPICAL PARKING WIDTH 8'
- TYPICAL PARKING LENGTH 20'
- TYPICAL ISLE WIDTH 24'

SYMBOL LEGEND

- BARRIER FILTER (SEE FENCE)
- EXISTING TREE
- TREE TRUNK PROTECTION
- WELL
- CONTOURS
- SPOT ELEVATIONS
- DEFINITION OF FLOW
- SYMBOL LEGEND



EXHIBIT "B"
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