

ORDINANCE NUMBER 2003 - 15

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

WHEREAS, James P. Sonnenberg, filed a petition for a Conditional use Special Use within the A-1 district, for property located East side of Millbrook Road between Budd Road & Route 71 with the tax parcel identification number #04-15-300-002 & 04-15-300-012, in Fox 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; 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 is heavily wooded, has steep slopes, and has other barriers which make farming impractical including poor soils with a Land Evaluation rating of less than 75 points; 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

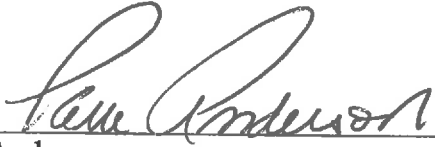
WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

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) Only one home will be allowed to be built on the overall 36.98 acres and shall be constructed within the 5.0 acre building site of the identified on Exhibit B, "Zoning Sketch", attached hereto and made a part hereof.
- 2) A "KNOX" box shall be installed on the privacy gate to allow emergency vehicles access into the property.

IN WITNESS OF, this ordinance has been enacted on June 17, 2003.

Attest:



Paul Anderson
Kendall County Clerk


John A. Church
Kendall County Board Chairman

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 22 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 9 DEGREES EAST ALONG THE ORIGINAL CENTER LINE OF MILLBROOK ROAD, 79 FEET; THENCE NORTH 31 DEGREES 50 MINUTES 0 SECONDS EAST ALONG THE CENTER OF SAID ROAD, 1056 FEET; THENCE NORTH 17 DEGREES 55 MINUTES 0 SECONDS EAST ALONG THE CENTER OF SAID ROAD, 690 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 0 SECONDS EAST 190 FEET; THENCE NORTH 15 DEGREES 20 MINUTES 0 SECONDS EAST 572.5 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 0 SECONDS EAST, 718.5 FEET; THENCE NORTH 2 DEGREES 35 MINUTES 0 SECONDS WEST 372.5 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE NORTH 89 DEGREES 40 MINUTES 0 SECONDS EAST ALONG SAID SOUTH LINE, 271 FEET TO A POINT 8.26 CHAINS (545.16 FEET) WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 2 DEGREES 05 MINUTES 0 SECONDS EAST 200 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 0 SECONDS EAST 397 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 47 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF ASSESSOR'S LOT 15, 10, 9, 8 AND 7 OF SAID SECTION, 1699.78 FEET; THENCE NORTH 99 DEGREES 59 MINUTES 45 SECONDS WEST, 482.76 FEET TO THE WEST LINE OF SAID ASSESSOR'S LOT 7; THENCE SOUTH 00 DEGREES 17 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF SAID ASSESSOR'S LOT 7, 8, 9, AND 10 A DISTANCE OF 902.74 FEET; THENCE NORTH 83 DEGREES 22 MINUTES 40 SECONDS WEST, 572.67 FEET; THENCE SOUTH 06 DEGREES 50 MINUTES 43 SECONDS EAST, 352.25 FEET; THENCE NORTH 72 DEGREES 07 MINUTES 46 SECONDS EAST, 219.49 FEET; THENCE SOUTH 17 DEGREES 50 MINUTES 41 SECONDS EAST, 227.37 FEET; THENCE SOUTH 72 DEGREES 09 MINUTES 19 SECONDS WEST, 959.07 FEET TO THE ORIGINAL CENTER LINE OF SAID MILLBROOK ROAD; THENCE SOUTH 17 DEGREES 44 MINUTES 01 SECONDS EAST ALONG SAID ORIGINAL CENTER LINE, 590.99 FEET; THENCE NORTH 64 DEGREES 17 MINUTES 46 SECONDS EAST, 880.45 FEET; THENCE NORTH 81 DEGREES 50 MINUTES 50 SECONDS EAST, 726.50 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF FOX, KENDALL COUNTY, ILLINOIS.

EXHIBIT "A"

