

ORDINANCE NUMBER 2003 - 38

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

WHEREAS, M. Carolyn Stralka, as owner of the 3.0 Acre property in Fox Township, generally located between Fox River Drive and the Fox River, north of Meadow Lane, identified as tax parcel #04-04-400-012 and Legally described in attached Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, parcel #04-04-400-012 consists of approximately 3.0 Acres located in unincorporated Kendall County and zoned A-1 Agricultural; and

WHEREAS, M. Carolyn Stralka, as owner of the subject property has filed a petition and 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 home on Parcel # 04-04-400-012 as provided in Section 7.01.E.2 of the Kendall County Zoning Ordinance; and

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

WHEREAS, said property is heavily wooded and has other physical 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

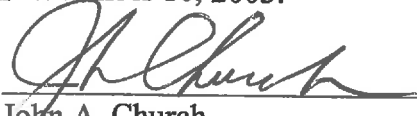
WHEREAS, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

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 provided it is constructed within the proposed building envelope as depicted on "Exhibit B attached hereto and made a part hereof..

IN WITNESS OF, this ordinance has been enacted on November 10, 2003.

Attest:

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

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

LEGAL DESCRIPTION:

The South 245.0 feet, as measured along the East line of the following described parcel: that part of the Southeast Quarter of Section 4, Township 36 North, Range 6, East of the Third Principal Meridian described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence South along the East line of said Southeast Quarter 20 chains to the centerline of a road to the West; thence North 89°16'00" West along said centerline and said centerline extended, 20 chains for the point of beginning; thence South 89°16'00" East, 532.62 feet; thence North 01°20'00" East, 334.91 feet; thence South 86°35'00" West, 14.06 feet; thence North 03°25'00" West, 155.30 feet; thence North 54°27'00" West, 176.0 feet; thence North 65°37'00" West, 260.0 feet to the Southerly bank of the Fox River; thence South 53°52'24" West along said Southerly bank, 156.75 feet to a line drawn North 01°00'00" East from the point of beginning; thence South 01°00'00" West, 599.53 feet to the point of beginning, in Fox Township, Kendall County, Illinois.

PLAT OF SURVEY OF  
PART OF THE SOUTHEAST QUARTER OF SECTION 4, T36N-R6E, 3rd PM  
FOX TOWNSHIP  
KENDALL COUNTY  
ILLINOIS

PI# 04-04-00-004  
Surveying Merit  
Sustained 4-7 Approval

PI# 04-04-00-002  
Surveying Merit  
Sustained 4-7 Approval

PI# 04-04-00-002  
Surveying Merit  
Sustained 4-7 Approval

PI# 04-04-00-008  
Surveying Merit  
Sustained 4-7 Approval



LEGAL DESCRIPTION:

The South 245.0 feet, as measured along the East line of the abutting described parcel, West part of the Southeast Quarter of Section 4, Township 36 North, Range 6 East, County of Kendall, Illinois, containing 1.187 acres, more or less, of the Northwest corner of said Southeast Quarter; thence South along the East line of said Southeast Quarter, 114.0 feet, to the center of a road to the West; thence North 88°16'00" West along said centerline and said centerline extended, 201.0 feet, to the center of a road to the West; thence North 82°35'00" West, 114.0 feet, to the center of a road to the West; thence North 82°35'00" West, 280.0 feet, to the center of a road to the West; thence North 82°37'00" West, 280.0 feet to the Southeast corner North 82°37'00" West, 114.0 feet, to the center of a road to the West; thence North 82°37'00" West, 197.75 feet to a line stream North 01°10'00" East Township, Kendall County, Illinois.

State of Illinois }  
County of Kendall } SS

Scott F. Ammons, an Illinois Professional Land Surveyor and an officer of Scott F. Ammons, Inc., do hereby certify that the above described tract as shown by this plat. The professional service conforms to the current Illinois minimum standards for a boundary survey.  
Dated November 15, 2002 at Yorkville, Illinois

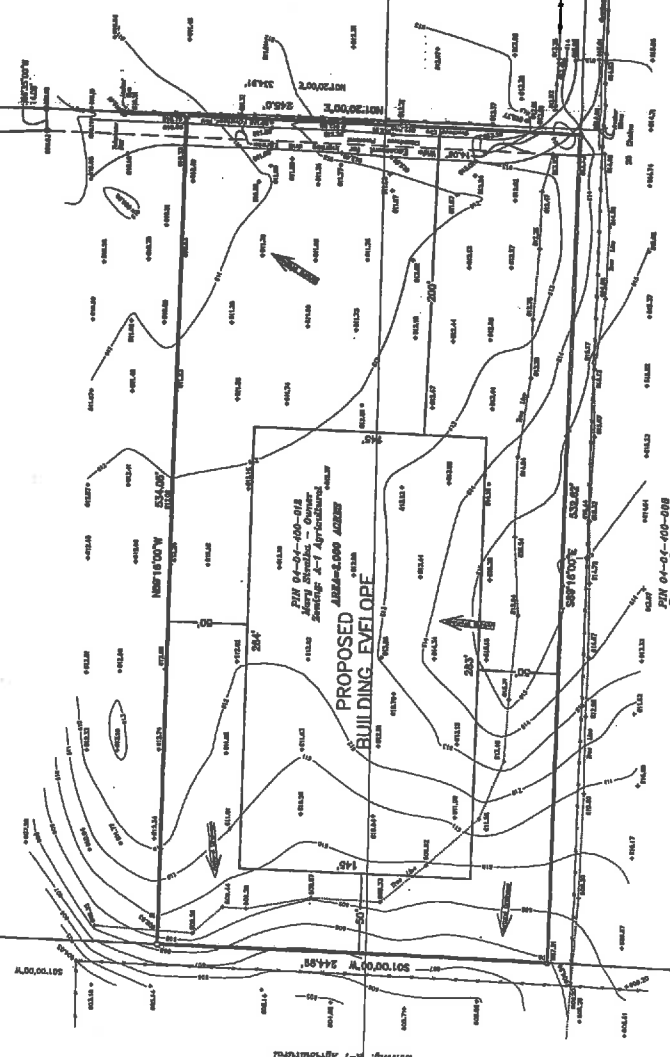
Scott F. Ammons  
Illinois Professional Land Surveyor No. 3468 (Expires 11/20/04)

Scott F. Ammons, Inc.  
Professional Land Surveying  
1107B South Bridge Street  
Yorkville, Illinois 60560  
Telephone (630)553-3473

JOB NO. 031075  
JOB NAME STRALMA  
DWG FILE 021005

FOX RIVER

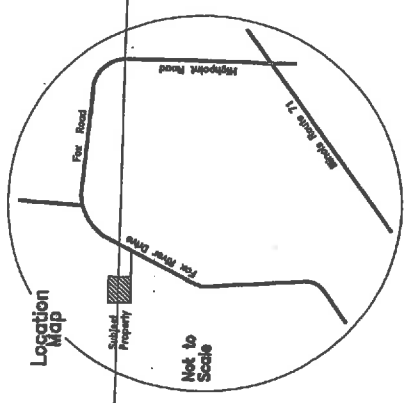
EXHIBIT B



SCALE  
1"=80'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence
- Indicates Spot Elevation
- Indicates Outside Elevation

Location Map



Not to Scale

N

4 3  
4 3

Northwest Corner of the Southeast Quarter of Section 4-38-4

Scale  
20 Chains

PI# 04-04-00-008  
Surveying Merit  
Sustained 4-7 Approval

PROPOSED BUILDING ENVELOPE

PI# 04-04-00-002  
Surveying Merit  
Sustained 4-7 Approval

PI# 04-04-00-008  
Surveying Merit  
Sustained 4-7 Approval